THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

Mail:

ADDRESS NEW OWNER:

BENJAMIN W. DAVIDSON ET UX
824 FONNIC
NASHVILLE, TN 37207

MAP/PARCEL NUMBER:

MAP 82-4
PARCEL 206

SEND TAX BILLS TO:

SAME

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $13,500.00, THIS 15TH DAY OF AUGUST, 1990.

Benjamin W. Davidson
AFFIANT

Subscribed and sworn to me, this the 15th day of AUGUST, 1990.

Denise C. Allen
Notary Public
My commission expires: 5-14-92

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, JAMES DENNIS STERRY ET UX, MARY K. STERRY, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said BENJAMIN W. DAVIDSON ET UX, GERALDINE B. DAVIDSON, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 890 W. SHARPE, NASHVILLE, TN.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

GRANTEES, THEIR successors, heirs and assigns forever, WE covenant that WE ARE lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 15th day of AUGUST, 1990.

James Dennis Sterry
JAMES DENNIS STERRY

Mary K. Sterry
MARY K. STERRY

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES DENNIS STERRY ET UX, MARY K. STERRY, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 15th day of AUGUST, 1990.

Denise C. Allen
notary public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 5-11-92

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 77 on the Map of Thornby Place as of record in Book 332, page 3, Register's Office for said County.

Said Lot No. 77 fronts 50 feet on the southerly side of West Sharpe formerly Osage Avenue, and extends back between parallel lines 147 feet to an alley.

Being the same property conveyed to James Dennis Sterry et ux, Mary K. Sterry, by Warranty Deed from James R. Watts et ux, Wanda G. Watts, and Leland D. Watts et ux, Winnifred A. Watts, of record in Book 7983, page 273, Register's Office for Davidson County, Tennessee.

3005 08/24 0101 03CHECK 54.55

EXHIBIT 'B'

1. Real property taxes for 1990 and all future years.

2. Plat of record in Book 332, page 3, Register's Office for Davidson County, Tennessee.

52032

IDENTIFICATION REFERENCE

Aug 24 8 53 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8181 PAGE 496

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

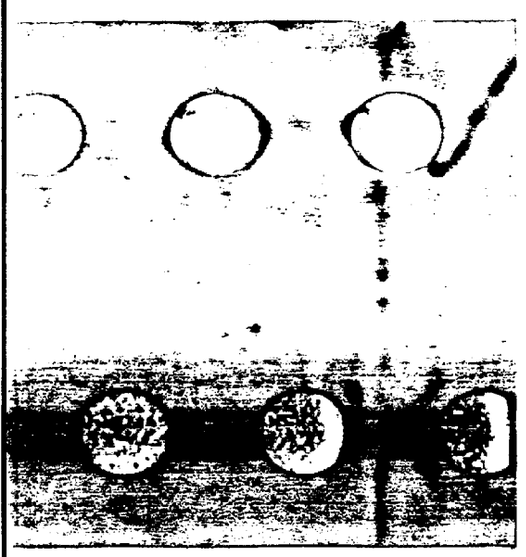
MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 13500.00
CON TX 44.55
PRFEE 1.00
WDEED 9.00
TOTAL 54.55
CHECK 54.55

08/24/90 01 08:56 0001 3005

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



52032

IDENTIFICATION REFERENCE

AUG 24 8 53 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 349402