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FORM No WD-1

This instrument prepared by information furnished by the parties.

STEVEN G WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 21, 1992

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th DAY OF September 19 90

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS - 3401 WEST END AVE., SUITE 545 - NASHVILLE, TN 37203

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Jane Braddock	SAME	Part of 37-5
(NAME)	(NAME)	Part of 37-48
1605 16th Ave. South, #1A		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Virginia C. Team, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jane Braddock

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED "EXHIBIT A"

RECORDER'S MEMO
Legibility of Writing, Typing or Printing Unsatisfactory in this Document When Received

unimproved (X) property, known as Little Marrowbone Road Joelton, Tennessee
This is improved ( ) (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 11th day of September 19 90

Virginia C. Team

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Virginia C. Team, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11th day of September, 19 90

Commission expires _____

STEVEN G. WATERS NOTARY PUBLIC STATE OF TENNESSEE

Notary Public

My Commission Expires Nov. 21, 1992

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he / they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19 _____

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Virginia C. Team

TO
Jane Braddock

RETURN TO:
Hallmark Title Company
3401 West End Ave. Suite 545
Nashville, TN 37203

STEVEN G. WATERS
Attorney at Law

EXHIBIT A

BEING A TRACT OF LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY TENNESSEE AND BEING PORTIONS OF THAT PROPERTY CONVEYED TO VIRGINIA C. TEAM IN THE FOLLOWING DEEDS: DB 6193, PG 056 RODCT, DB 6194, PG 060 RODCT, MORE ACCURATLEY DESCRIBED ACCORDING TO A SURVEY DATED 6/28/90 BY TOMMY E. WALKER TN LIC. NO. 1465 AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN, SAID PIN BEING THE SOUTHEASTERLY CORNER OF MICKEY T. FRANKLIN (DB 5100, PG 113 RODCT) AND THE SOUTHWESTERLY CORNER OF SAID VIRGINIA C. TEAM (DB 6193, PG 056 RODCT); THENCE WITH SAID SAID FRANKLIN'S EAST LINE N.07 40'56''W., 544.38' TO AN EXISTING IRON PIN IN A CREEK BED, SAID PIN BEING THE MOST NORTHWESTERLY POINT OF THE HEREIN DESCRIBED PROPERTY; THENCE N.60 00'00''E., 125.00' TO A SET IRON PIN; THENCE S.26 04'17''E., 766.16' TO A SET IRON PIN; THENCE S.13 31'15''E., 283.81' TO A SET IRON PIN; THENCE S.79 00'07''W., 176.50 TO AN IRON PIN SET AT THE BASE OF A 8" WHITE OAK TREE ON THE NORTH SIDE OF A GRAVEL ROAD; THENCE N.26 24'13''W., 182.13' TO A SET IRON PIN ON THE NORTH SIDE OF SAID GRAVEL ROAD; THENCE N.48 25'26''W., 163.36' TO A SET IRON PIN ON THE NORTH SIDE OF SAID ROAD; THENCE N.83 00'00''E., 142.43'TO AN EXISTING IRON PIN; THENCE N.62 16'38''E., 229.85' TO THE POINT OF BEGINNING CONTAINING 5.087 ACRES MORE OR LESS.

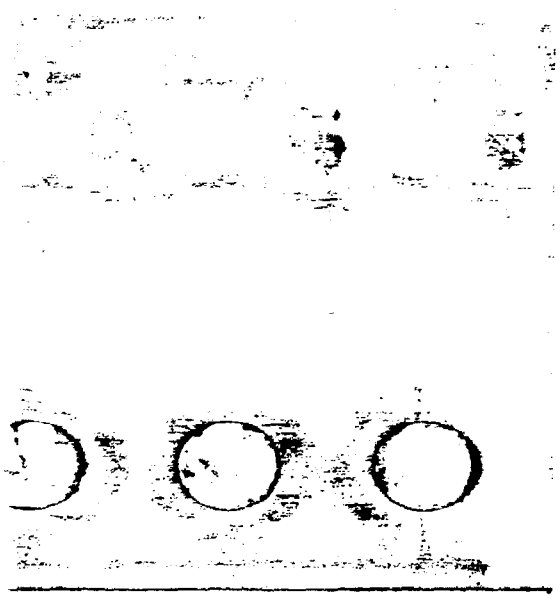
5 6 4 2 7

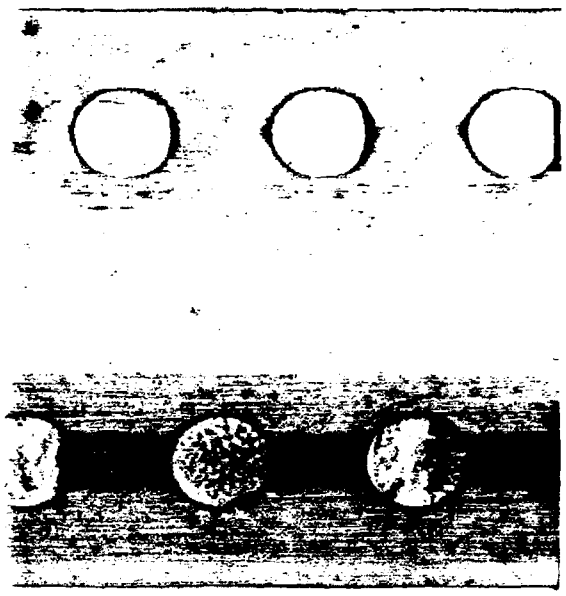
IDENTIFICATION REFERENCE

SEP 11 12 45 PM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

7822 09/11 0101 03CHECK 51.25





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 12500.00
CON TX 41.25
PRFEE 1.00
WDEED 9.00
TOTAL 51.25
CHECK 51.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 09/11/90 01 12:46 0001 7822

5 6 4 2 7.

IDENTIFICATION REFERENCE

SEP 11 12 45 PM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 354486