PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157

W & I Ref. (nb) (Title No: 30446)

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 34900.00

Affiant

Sworn and subscribed before me this 1st day of October, 1990.

Notary Public

My Comm. Expires: Oct 9, 1991

ADDRESS NEW OWNER:
Nancy J. Rippey
1108 B Chapel Avenue
Nashville, Tennessee 37206

MORTGAGEE:
First American National Bank
First American Center
Nashville, Tennessee 37237

MAP-PARCEL NUMBERS
27W4100 83-2-71

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Henry V. Downs, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nancy J. Rippey, a single person,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 13 on the Map of Sharpe and Horn's Subdivision of Elwood Place, of record in Book 332, page 18, Register's Office for said County.

SAID Lot No. 13 fronts 50 feet on the westerly margin of Chapel Avenue, formerly Hunter Lane and extends back between parallel lines 175 feet, with the northerly margin of Roberts Avenue to an alley in the rear.

BEING the same property conveyed to Henry V. Downs and wife, Mary E. Downs by Installment Deed from Donald R. O'Guin, Sr. and wife, Catherine Regenia O'Guin of record in Book 5374, page 910, said Register's Office. Henry V. Downs has since died.

This instrument is executed on behalf of Henry V. Downs by Gwen E. Mitchell as Attorney in Fact pursuant to a Power of Attorney recorded in Book 8030 page 211 of said Register's Office
The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

62450 IDENTIF. TREFERENCE Oct 4 10 37 AM '90 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY TN.

7239 10/04 0101 03CHECK 122.17

This is improved property, known as: 1108 B Chapel Avenue, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.
GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.
GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.
WITNESS THE EXECUTION HEREOF this 1st day of October, 1990.

Henry V. Downs By Gwen E. Mitchell
Atty-In-Fact

State of Tennessee
County of Davidson

On this 1st day of October, 1990, before me the undersigned authority, personally appeared Gwen E. Mitchell, to me known (or proved on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: Oct 9, 1991

Notary Public

W & I: 12/89

STATE OF Tennessee

COUNTY OF Davidson

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

References to the singular include the plural, when applicable.

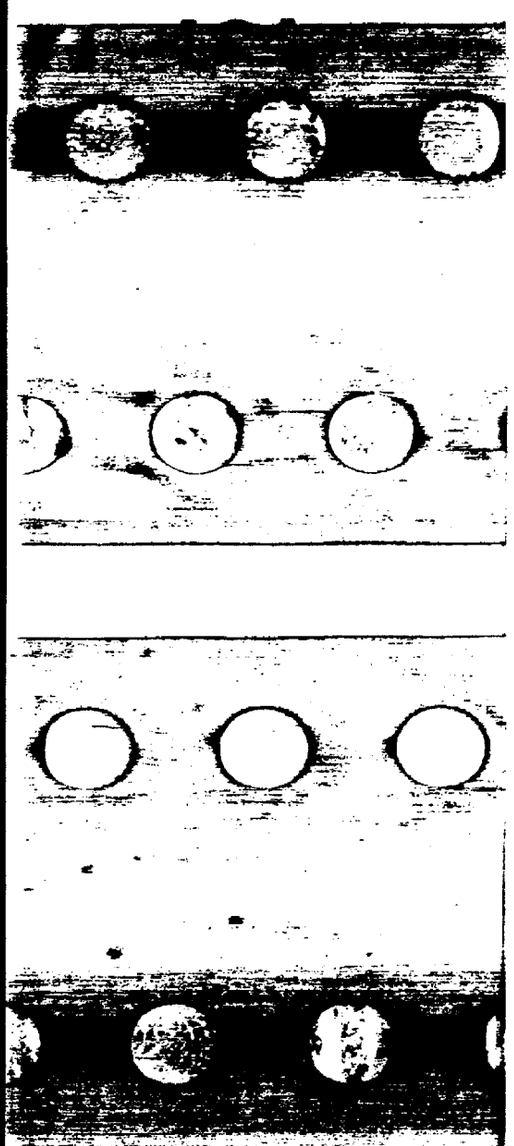
Gwen E. Mitchell
Affiant

Sworn to and subscribed before me this 1st day of October, 1990.

Christy Wilkins
Notary Public

My Commission Expires: Oct 9, 1991

CHRISTY WILKINS
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 8210 PAGE 301

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	34900.00
CON TX	115.17
PRFEE	1.00
MDEED	6.00
TOTAL	122.17
CHECK	122.17

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/04/90 01 10:38 0001 7239

62450

IDENTIF. REFERENCE

OCT 4 10 37 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 361524