THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III
214 Second Avenue, North
Suite 300
Nashville, Tennessee 37201
615/255-2191

WARRANTY DEED

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James V. Hunt 2126 Twenty-First Ave, So. P.O. Box 121554 Nashville, Tennessee 37212	SAME	Map: 104-16 Par: 9

65169

IDENTIF. TREFERENCE

OCT 16 1 31 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

$150.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

JAMES V. HUNT

SUBSCRIBED AND SWORN to before me this 16 day of October, 1990.

Notary Public

My Commission Expires:

3/26/94

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty Thousand and 00/100 Dollars ($150,000.00), the receipt of which is hereby acknowledged, we, FLORENCE MARSH and ANN M. HORNYAK, hereinafter "GRANTORS", have this day bargained and sold and do hereby transfer and convey unto JAMES V. HUNT, hereinafter "GRANTEE", his heirs and assigns, certain real estate described as follows:

LAND in Davidson County, Tennessee, being the southerly 50 feet of the westerly part of Lot No. 6 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights, as of record in Book 332, page 117, Register's Office for said County, described according to a survey made by Hal R. Swann, Jr., Surveyor, December 6, 1958, as follows:

Beginning at the northeast corner of 21st Avenue South, or Hillsboro Road, as widened, and Blair Boulevard or Avenue; thence with the northerly margin of Blair Boulevard or Avenue, eastwardly 166.4 feet to the southwest corner of the property conveyed to the City of Nashville, acting by and through the Electric Power Board of the City of Nashville, by deed from Ailene Gray Sessions Easterling of record in Book 2395, page 533, said Register's Office; thence with the westerly line of said City property, northwardly 50 feet; thence westwardly 151.2 feet to the easterly margin of 21st Avenue

South, or Hillsboro Road, as widened; thence with same, southwardly 50 feet to the beginning.

Being the same property conveyed to Grace Lucretia Williams by deed from Ailene Gray Sessions Easterling, unmarried, of record in Book 2884, pag 168, Register's Office of Davidson County, Tennessee; the said Grace Lucretia Williams having since died testate and by will of record in Will Book 166, page 838, in the Probate Court of Davidson County, Tennessee, the above-described property was devised to Florence Marsh (a one-half interest) and Ann M. Hornyak (a one-half interest). *

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest thereto belonging, to the said GRANTEE, his heirs and assigns forever. GRANTORS covenant that they 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 as herein stated.

GRANTORS further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEE, his heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 1ST day of October, 1990.

(X) Florence Marsh
FLORENCE MARSH

(X) Ann M. Hornyak
ANN M. HORNYAK

* The above described property is subject to:

1. Taxes for 1990.
2. Easement granted the City of Nashville of record in Book 2903, page 163, R.O.D.C.
3. A lease to Phillip Disser dated March 3, 1983 and continuing until February 28, 2003 or February 28, 2008.

STATE OF Michigan)
COUNTY OF Wayne)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FLORENCE MARSH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of October, 1990.

Notary Public

PETER R. JOHNSTON
Notary Public, Wayne County, MI
My Commission Expires April 17, 1994

My Commission Expires:

STATE OF MICHIGAN)
COUNTY OF WAYNE)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANN M. HORNYAK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 2ND day of OCTOBER, 1990.

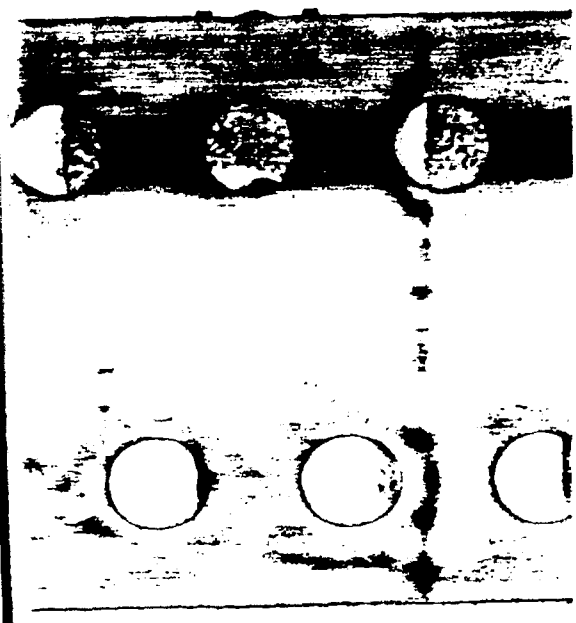
Notary Public

My Commission Expires:

8-9-92

DALE L. HENDERSHOT
Notary Public, Wayne County, MI
My Commission Expires Aug. 9, 1992

0484 10/16 0101 03CHECK 505.00



OFFICIAL RECEIPT

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

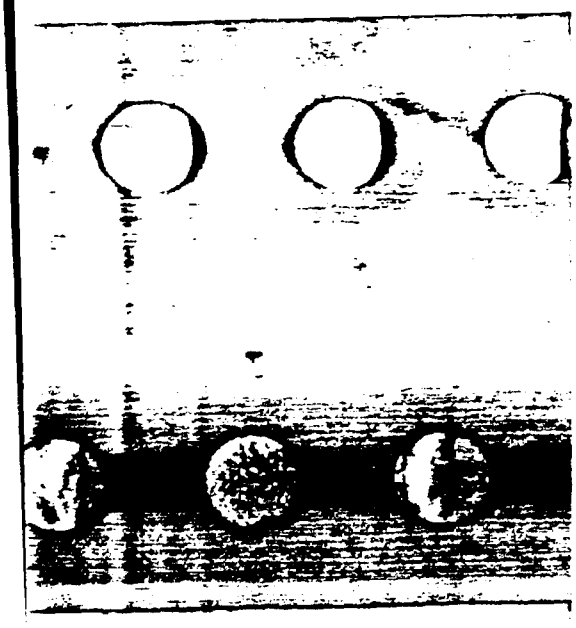
RECEIVED OF _____

FOR _____

BOOK 8218 PAGE 25

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 150000.00
CON TX 495.00
PRFEE 1.00
WDEED 9.00
TOTAL 505.00
CHECK 505.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/16/90 01 13:33 0001 0484

65169

IDENTIF. REFERENCE

OCT 16 1 32 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 364682