WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Kate Douglas Croy	Same	084-11-233
2320 Selma Drive		
Nashville, TN 37214		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $89,900.00

Affiant

Subscribed and sworn to before me this 31 day of October, 1990.

Notary Public

My Commission Expires:
12/21/92

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Charles M. Ingram and Jerald Heinicke, Trustee for Donelson Presbyterian Church, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto Kate Douglas Croy, hereinafter referred to as Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A tract or parcel of land, together with all improvements and appurtenances thereunto belonging, situate and lying in the 3rd Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Being Lot No. 89 on the Plan of Castlewood Estates, Section 2, as shown on a plat of record in Plat Book 2331, Page 91, Register's Office of Davidson County, Tennessee.

Said Lot No. 89 front 98 feet on the northerly side of Selma Avenue and extends back 258.7 feet on the westerly line and 295.9 feet on the easterly line to a deal line measuring 147 feet.

Being the same property conveyed to E. R. Sanders and Charles M. Harris, Trustees for Donelson Presbyterian Church by warranty deed dated September 17, 1956, and shown of record in Book, 2598, Page 297, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1) Real property taxes for the year 1990, which have been prorated as of the date of closing.

2) Restrictive covenants of record in Book 2450, page 469, and Book 2488, page 295 of the Register's Office of Davidson County.

3) Subject to a 10 feet easement for public utilities, and anchor easement at the rear, 100 feet building set back line, and conditions of owners certificate on the plan in Book 2331, Page 91, Register's Office of Davidson County, Tennessee.

4) Subject to a sanitary sewer and/or storm drainage easement of record in Book 4974, Page 791, Register's Office of Davidson County, Tennessee.

This is unimproved/improved property, known as 2320 Selma Drive, Nashville, Davidson County, Tennessee.

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, successors and assigns forever, and we do covenant with the said Grantees that we are seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as above mentioned, and taxes for the year 1990 which the Grantees herein assume and agree to pay.

AND we do further covenant and bind ourselves, and our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 31st day of October, 1990.

Charles M. Ingram, A Trustee for the Donelson Presbyterian Church

Jerald Heinicke, A Trustee for the Donelson Presbyterian Church

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Brenda C. White, a Notary Public in and for the State and County aforesaid, personally appeared Charles M. Ingram Jerald L. Heinicke, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledge themselves to be the Trustees of the Donelson Presbyterian Church, and that they as such ____, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in ____, ____, this 31 day of October, 1990.

Brenda C. White
Notary Public

My Commission Expires:
12/21/92

WILSON CO. TENN. NOTARY PUBLIC

69075

IDENTIF. TREFERENCE

OCT 31 1 45 PM '90

FELIX Z. DAVIDSON COUNTY TN.

PICK-UP

5145 10/31 0101 03CHECK 306-67

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8228 PAGE 235

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	89900.00
CON TX	296.67
PRFEE	1.00
WDEED	9.00
TOTAL	306.67
CHECK	306.67

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/31/90 01 13:44 0001 5145

6907 5

IDENTIF. REFERENCE

OCT 31 1 45 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 369277