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

ADDRESS NEW OWNER:

MELISSA F. BLACK ET AL
485 ANNEX AVENUE
NASHVILLE, TN 37209

MAP/PARCEL NUMBER:

MAP 90-16
PARCEL 4

SEND TAX BILLS TO:

SAME

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,500.00, THIS 14TH DAY OF DECEMBER, 1990.

Melissa F. Black
AFFIANT

Subscribed and sworn to me, this the 14TH day of DECEMBER, 1990.

Denise C. Atkins
Notary Public
My commission expires: 5-11-92

81115

IDENTIF. REFERENCE

DEC 21 8 37 AM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

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, I, JOHN R. RAGAN, EXECUTOR OF THE ESTATE OF ARLENE M. HARRIS, DECEASED, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said MELISSA F. BLACK, UNMARRIED, AND HER FATHER, JEWELL M. BLACK, A MARRIED PERSON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, 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 GRANTOR 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 485 ANNEX AVENUE, NASHVILLE, TN 37209.

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, I covenant that I AM 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.

I further covenant and bind MYSELF and MY 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 my hand this 14TH day of DECEMBER, 1990.

John R. Ragan

JOHN R. RAGAN, EXECUTOR OF THE ESTATE OF ARLENE P. HARRIS, DECEASED

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN R. RAGAN, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 14TH day of DECEMBER, 1990.

Denise C. Cross

notary public

My commission expires: 5-11-92

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 274 on the Map of Charlotte Park Subdivision, Section 5, as of record in Book 2663, page 112, Register's Office for said County.

Said Lot NO. 274 fronts 74 feet on the northerly side of Annex Avenue and extends back between parallel lines 150 feet to a dead line, measuring 74.0 feet thereon.

Being the same property to George Leslie Harris et ux, Arlene F. Harris by Warranty Deed from Marion L. Mackey et ux, Becky A. Mackey, of record in Book 3918, page 311, Register's Office for Davidson County, Tennessee, the said George Leslie Harris having since died on 2-13-85, the property vested solely in his widow, Arlene F. Harris. Arlene F. Harris died on 10-28-90, and by her (Arlene M. Harris) Last Will and Testament dated November 7, 1989, and filed in the Probate Court for Davidson County, Tennessee, to Docket No. 96272, and recorded in Minute Book 172, page 822, the Executor of her estate, John R. Ragan, the Grantor herein, has the power to sell any real property she owned at the time of her death. Arlene M. Harris and Arlene F. Harris were one and the same person.

1123 12/21 0101 03CHECK 219.55

EXHIBIT 'B'

1. Real property taxes for 1991 and all future years.

2. All matters set forth on the Plan of record in Book 2663, page 112, said Register's Office, which matters include a 40-foot minimum building setback line from Annex Avenue and a 10-foot public utility and drainage easement along the rear of said lot.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8261 PAGE 953

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 63500.00
CON TX 209.55
PRFEE 1.00
WDEED 9.00
TOTAL 219.55
CHECK 219.55

12/21/90 01 08:36 0001 1123

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 1 1 1 5

IDENTIF. REFERENCE

DEC 21 8 37 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 383518