This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
217 Second Avenue, North
P. O. Box 2512
Nashville TN 37219-0512

BOOK 8294 PAGE 360

LIMITED WARRANTY DEED

Address New Owner(s) as follows: TERRY L. STEPHENS, P. O. Box 618, Russell Springs KY 42642
Name and Address of the person or entity responsible for payment of real property taxes: SAME

Map and Parcel No. Map 105-4, Parcel 307, Field Book No. 14W 24535, Map 105-4, Parcel 306, Field Book No. 14W 24540, Map 105-4, Parcel 304, Field Book No. 14W 24550

For and in consideration of the sum of Seven Thousand ($ 7000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we, BOBBY G. CROWELL and wife, JEAN M. CROWELL, hereinafter referred to as the Grantors, do hereby transfer and convey unto TERRY L. STEPHENS, his heirs and assigns, that certain tract of real property located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A** attached hereto.

This is improved ( ) unimproved (✓) property, known as ____

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantors do covenant with the said Grantee that they 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 they does further covenant and bind themselves/their heirs and assigns, to warrant and forever defend the title to said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever, **but this Warranty Deed is limited to the time in which said real estate was lawfully seized in and possessed by BOBBY G. CROWELL and wife, JEAN M. CROWELL, and does not extend to any previous time thereto.**

IDENTIF. REFERENCE 93477

FEB 19 10 05 AM '91
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 5 day of June 1990.

Bobby G. Crowell
BOBBY G. CROWELL

Jean M. Crowell
JEAN M. CROWELL

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 BOBBY G. CROWELL and wife, JEAN M. CROWELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8 day of June 1990.

John Thomas Joyce Notary Public

My commission expires 2-4-91

NOTARY PUBLIC AT LARGE

STATE OF ~~TENNESSEE~~ Kentucky
COUNTY OF ~~DAVIDSON~~ Russell

The actual consideration or value, whichever is greater, for this transfer, is $ 7000.00.

Affiant

Subscribed and sworn to before me
this 14th day of February 1990.

Karen Coe Notary Public

My commission expires: 6-29-91

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

JOHN R. REYNOLDS
Attorney at Law
217 Second Avenue, North
Nashville TN 37201

7580 02/19 0101 03CHECK 33.10

EXHIBIT A

Land in Davidson County, Tennessee, being Lots Nos. 304, 306 and 307, as shown on a survey of Ralph W. C. Lambert dated July 24, 1971, and also being parts of Lots Nos. 23 and 24 on the Old Fair Ground Plan of Lots, as of record in Book 21, page 116, Register's Office for said County.

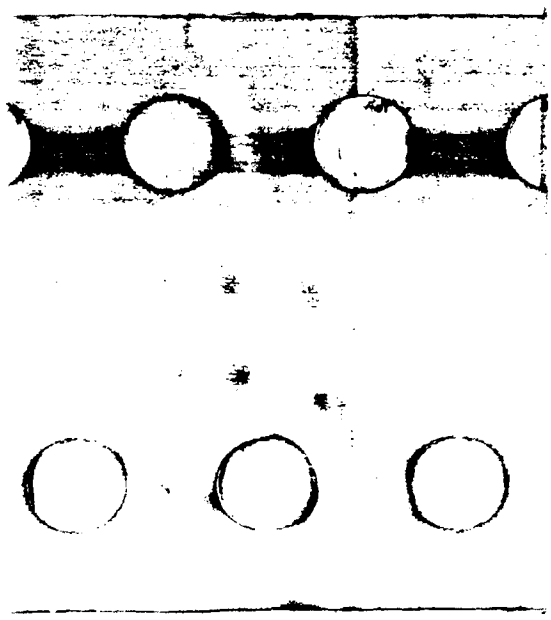
Said Lot No. 304 fronts 27 feet on the westerly margin of Creek Street and extends back between parallel lines 194.0 feet to a dead line in the rear.

Said Lots Nos. 306 and 307 front together 54.0 feet on the easterly margin of Creek Street and extend back between parallel lines 194.0 feet to a dead line in the rear.

Being the same property conveyed to Bobby G. Crowell and wife, Jean M. Crowell, by Trustee's Deed from W. B. Earthman of Nashville, Tennessee, Trustee of the Estates of Richard Verner Perkerson, Jr., BK 72-486, and wife, Barbara Dorris Perkerson, BK 72-488, of record in Book 4785, page 808, Register's Office for Davidson County, Tennessee.

THIS LIMITED WARRANTY IS PREPARED FROM INFORMATION SUPPLIED BY THE GRANTORS, BOBBY G. CROWELL AND WIFE, JEAN M. CROWELL.

This is improved ( ) unimproved (✓) property, known as ____



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

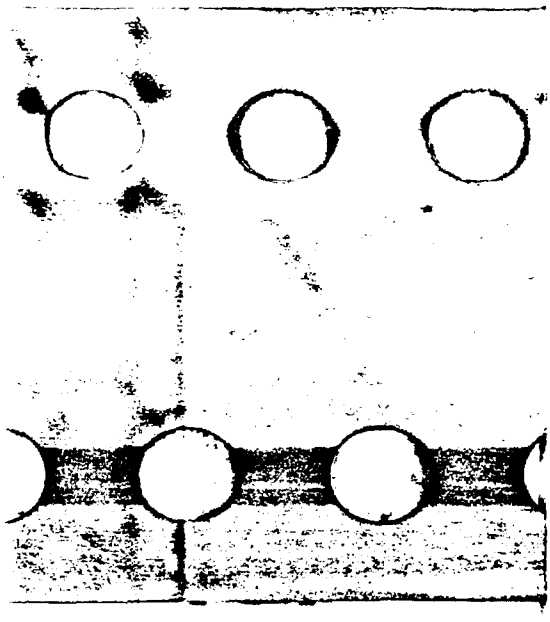
RECEIVED OF _____

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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	7000.00
CON TX	23.10
PRFEE	1.00
WDEED	9.00
TOTAL	33.10
CHECK	33.10

02/19/91 01 10:02 0001 7580

93477.

IDENTIF. T REFERENCE

FEB 19 10 05 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 397858