PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (jcb) (Title No: 30740)
Dav. Co. File: Box 8

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 244900.00

Affiant

Sworn and subscribed before me this 12th day of April, 1991.

Notary Public

My Comm. Expires: 9/26/92

ADDRESS NEW OWNER:
Robert C. Owen
1801 Church Street
Nashville, TN 37203

MORTGAGEE:
NONE

MAP-PARCEL NUMBERS
92-12-380 9W-05000

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 **Robert M. Roy, Frances Breen Roy, Rebecca Tandy Roy Riley and Clare Evans Roy** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert C. Owen,** 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. 98 on the plan of Boyd Home Tract, as record in Book 21, page 39, Register's Office for Davidson County, Tennessee.

SAID Lot No. 98 fronts 50 feet on the southerly side of Church Street as widened and runs back between parallel lines with the westerly margin of 18th Avenue North, formerly Ewing Street, 172-1/2 feet to an alley.

BEING the same property conveyed to Frederic E. Cowden and Robert M. Roy, by deed from Crescent Amusement Company, of record in Book 3436, page 220, Register's Office for Davidson County, Tennessee, the said Frederic E. Cowden and Robert M. Roy having since conveyed a 1/3 undivided interest to Thurman Dee Baker, of record in Book 3617, page 41, Register's Office for Davidson County, Tennessee and the said Frederic E. Cowden and Thurman Dee Baker having since conveyed their 2/1 undivided interest to Robert M. Roy, of record in Book 4872. page 835, Register's Office for Davidson County, Tennessee, the said Robert M. Roy having since conveyed an undivided 6.3 % interest to Frances Breen Roy, Rebecca Tandy Roy and Clare Evans as set forth in a deed of record in Book 5606, page 454, Register's Office for Davidson County, Tennessee, and the said Robert M. Roy having since conveyed an undivided 2.3% interest to Frances Breen Roy, Rebecca Tandy Roy and Clare Evans as set forth in a deed of record in Book 5726, page 222, said Register's Office. The said Robert M. Roy has since conveyed, a further 6.3% undivided interest in subject property to Frances Breen Roy, Rebecca Tandy Roy and Clare Evans by quitclaim deed of record in Book 5843, page 285, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This instrument is executed on behalf of Frances Breen Roy, Rebecca Tandy Roy Riley, and Clare Evans Roy by Robert M. Roy as Attorney in Fact pursuant to Powers of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 1801 Church Street, Nashville, TN 37203

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 12th day of April, 1991.

Robert M. Roy

Frances Breen Roy BY: Robert M. Roy, Attorney in Fact

Rebecca Tandy Roy Riley BY: Robert M. Roy, Attorney in Fact

Clare Evans Roy BY: Robert M. Roy, Attorney in Fact

State of Tennessee
County of Davidson

On this 12th day of April, 1991, before me the undersigned authority, personally appeared Robert M. Roy, to me known (or proved to me 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: 9/26/92

Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 **Robert M. Roy**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Frances Breen Roy, Rebecca Tandy Roy Riley, and Clare Evans Roy**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 12th day of April, 1991.

Jill C. Buchanan
Notary Public

My Commission Expires: 9-25-93

EXHIBIT "A"
To
WARRANTY DEED

FROM: Robert M. Roy et al

TO: Robert C. Owen

DAVIDSON COUNTY, TN.
APR 16 1 41 PM '91
IDENTIF. REFERENCE
07008
5299 04/16 0101 03CHECK 815.17

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.

Robert M. Roy
Robert M. Roy, Affiant

Sworn to and subscribed before me this
12th day of April, 1991.

Jill C. Buchanan
Notary Public

My Commission Expires: 9-25-93



OFFICIAL RECEIPT

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

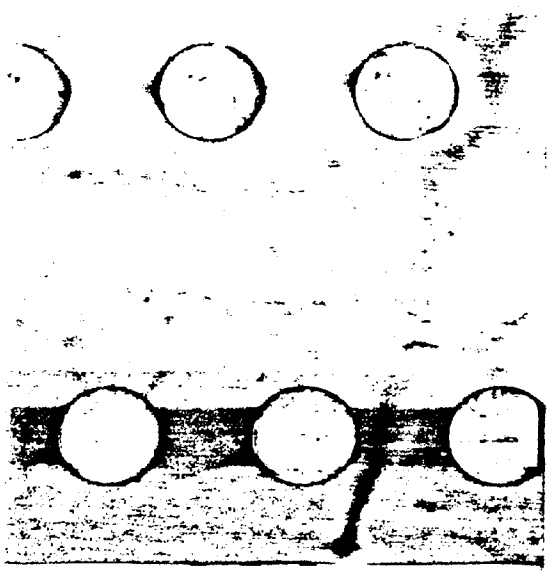
RECEIVED OF _____

FOR _____

BOOK 8331 PAGE 139

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 244900.00
CON TX 808.17
PRFEE 1.00
MTGFEE 6.00
TOTAL 815.17
CHECK 815.17

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/16/91 01 11:42 0001 5299

Q7UU8

IDENTIF. REFERENCE

APR 16 11 41 AM '91

FELIX Z. WILSON
DAVIDSON COUNTY

No. 413347