THIS INSTRUMENT PREPARED BY: LARRY D. CRAIG, ATTORNEY AT LAW, 305 FOURTEENTH AVENUE, NORTH, NASHVILLE, TENNESSEE 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $21,000.00

A.C. Ferrell
Affiant

Subscribed and sworn to before me this the 19th day of July, 1991.

Notary Public

My Commission Expires: 9-30-91

LARRY D. CRAIG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

Address New Owner(s)as follows:	Send Tax Bills To:	Map-Parcel Numbers
A.C. Ferrell and wife, Minnie V. Ferrell 8260 River Road Nashville, Tennessee 37209	Same	Map 066-00-0 Parcel 058.00

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Marion Nickens and wife, Doris D. Nickens, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto A.C. Ferrell and wife, Minnie V. Ferrell, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> A parcel of land in the 8th Civil District of Davidson County, Tennessee, on the south side of the old River Road, to wit:
>
> Beginning at a point in the center of the old River Road bed, the northeast corner of Horton Sadler's lot, corner fence post in line on south margin of road, thence with old River Road, south 73 degrees east 350 feet to a point in said road; thence leaving old River Road over a stake in line on south margin of said road, south 13 degrees west 374 feet to a stake, with an elm and hickory pointers; thence north 73 degrees west 350 feet to a stake in fence and Horton Sadler's east line; thence with said line, north 13 degrees east 374 feet to the point of beginning, containing 3 acres, more or less.
>
> Being the same property conveyed to Marion Nickens and wife, Doris D. Nickens, by deed from Kitty M. Creel, Trustee, of record in Book 8209, Page 826, Register's Office for Davidson County, Tennessee, and being the same property originally conveyed to Marion Nickens and wife, Jane Nickens, by deed of record in Book 4589, Page 881, Register's Office for Davidson County, Tennessee.
>
> This is unimproved property known as Old River Road, Nashville, Tennessee 37209.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 19th day of July, 1991.

Marion Nickens
MARION NICKENS

Doris D. Nickens
DORIS D. NICKENS

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 Marion Nickens and wife, Doris D. Nickens, the bargainors, 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 seal at Nashville, Tennessee, this 19th day of July, 1991.

NOTARY PUBLIC

My Commission Expires: 9-30-92

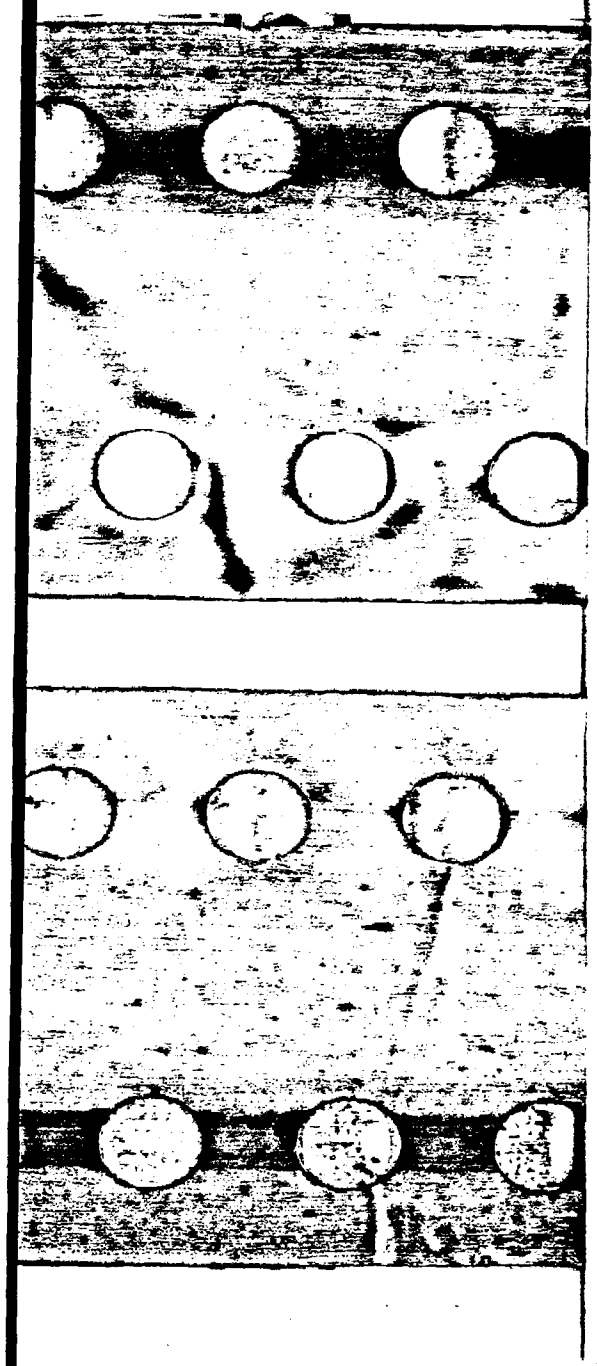
LARRY D. CRAIG NOTARY PUBLIC AT LARGE

3271.5

IDENTIFICATION REFERENCE

Jul 23 9 44 AM '91

3893 07/23 0101 03CHECK 84.70



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8402 PAGE 920

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	21000.00
CON TX	77.70
PRFEE	1.00
WDEED	6.00
TOTAL	84.70
CHECK	84.70

07/23/91 01 09:45 0001 3893

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 2 7. 1. 5.

IDENTIF. REFERENCE

Jul 23 9 44 AM '91

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 442876