Prepared by: MORROW, BOWHAN & ASSOCIATES
3221 Nolensville Road, Ste 102
Nashville, TN 37211

BOOK 9359 PAGE 724

WARRANTY DEED

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP PARCEL NUMBERS
DAN B. ANDREWS, JR., ET UX	SAME	117-1-138
804 Timberlane		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 ($10.00) Dollars cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we, Katherine O. McDonnell; James W. McDonnell; Perkins Baxter Overton, III; Susan H. Overton; William W. Overton; Annette B. Overton; Thomas S. Overton; and Lesa P. Overton, have bargained and sold, and by these presents do transfer and convey unto Dan B. Andrews, Jr. and wife, Sherry B. Andrews, their heirs and assigns, the real property situated in Davidson County, Tennessee being more particularly described as follows:

> Being the southerly 125 feet of Lot No. 21 on the Map of Forest Park Land & Improvement Company's Subdivision, of record in Book, 161, page 144, of the Register's Office for said County.
>
> Said part of said Lot No. 21 fronts 125 feet on the westerly side of Maplewood Avenue and runs back between parallel lines 230 feet to a dead line.
>
> Being the same property conveyed to P. B. Overton and wife, Faith H. Overton, from W. P. Rose and wife, Rutha Belle Rose by deed as of record in Book 1142, page 683 RODC.
>
> The said P. B. Overton and wife Faith H. Overton having since died and the Grantors, Katherine O. McDonnell; Perkins Baxter Overton, III; William W. Overton; and Thomas S. Overton are the only heirs at law of P. B. Overton and wife, Faith H. Overton. The other Grantors are the spouses of said heirs and have joined in this deed to release any interest that they may have by virtue of their marriage.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL VALUE OR CONSIDERATION FOR THIS TRANSFER IS $ 190,000.00

P. Baxter Overton III
(AFFIANT)

SWORN TO AND SUBSCRIBED BEFORE ME THIS 24 DAY OF May, 1994.

NOTARY PUBLIC:

MY COMMISSION EXPIRES: 9-3-1996

This conveyance is made subject to the conditions, reservations, and restrictions which are the covenants running with the land as may be recited in the aforementioned deed of conveyance

by W. P. Rose, et ux, to P. B. Overton, et ux, as set out in a general agreement made by Arch Bishop et al, of record in Book _____, page _____, RODC.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Dan B. Andrews, Jr. and wife, Sherry B. Andrews.

AND WE HEREBY COVENANT with the said Dan B. Andrews, Jr. and wife, Sherry B. Andrews, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it, and the same is unencumbered.

AND WE FURTHER COVENANT and bind our heirs and assigns to warrant and forever defend the title to said land to the said Dan B. Andrews, Jr. and wife, Sherry B. Andrews, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands this _____ day of April, 1994.

Katherine O. McDonnell
By: James W McDonnell Jr
Katherine O. McDonnell

William W. Overton
William W. Overton

James W. McDonnell, Jr.

Annette B. Overton
Annette B. Overton

Perkins Baxter Overton, III

Thomas S. Overton
Thomas S. Overton

Susan H. Overton
Susan H. Overton

Lesa Overton
Lesa Overton

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 Perkins Baxter Overton, III, Susan H. Overton, William W. Overton, Annette B. Overton, Thomas S. Overton, and Lesa Overton, the Grantors herein, 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 24 day of May, 1994.

NOTARY PUBLIC

My Commission Expires:
9-30-96

91 MAY 27 PM 3:21
DAVIDSON COUNTY, TN.

55015
IDENTIF. & REFERENCE

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Katherine O. McDonnell and James W. McDonnell, the Grantors herein, 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 Memphis, Tennessee, this 25th day of April, 1994.

Cynthia D. Compton
NOTARY PUBLIC

My Commission Expires:
MY COMMISSION EXPIRES DEC. 26, 1994

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared James W. McDonnell, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney in Fact for Katherine O. McDonnell, the within named bargainor, and that he as such Attorney in act being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Katherine O. McDonnell, the bargainor by the said James W. McDonnell, Jr., as such Attorney in Fact.

Witness my hand and official seal at office at Memphis, Tennessee, on this the 25th day of April, 1994.

Cynthia D. Compton
NOTARY PUBLIC

My Commission Expires:
MY COMMISSION EXPIRES DEC. 26, 1994

1448 05/27 0101 03CHECK 716.00

AFFIDAVIT

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.

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 said 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 AFFIANT SAYETH NOT.

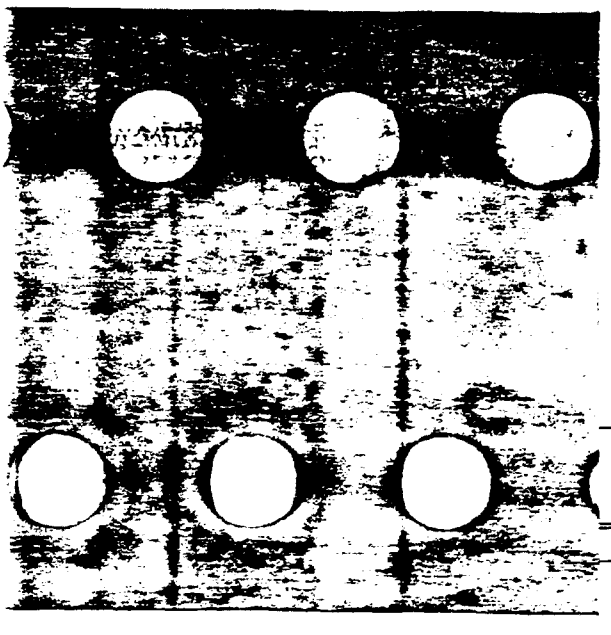
References to the singular include the plural, when applicable.

James W. McDonnell, Jr., Affiant

SWORN TO and SUBSCRIBED before me this 25th day of April, 1994.

Cynthia D. Compton
NOTARY PUBLIC

My Commission Expires:
MY COMMISSION EXPIRES DEC. 26, 1994



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

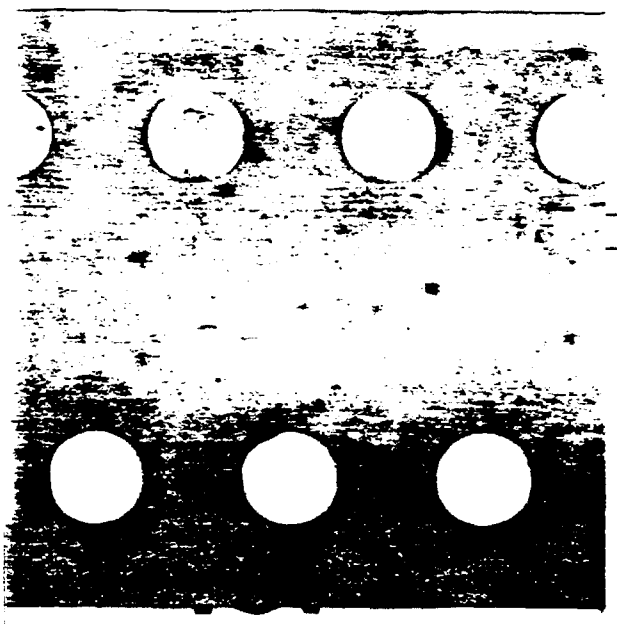
RECEIVED OF _____

FOR _____

BOOK 9359 PAGE 727

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT 190000.00
CON TX 703.00
PRFEE 1.00
WDEED 12.00
TOTAL 716.00
CHECK 716.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/27/94 01 15:20 0001 1448

55015
IDENTIF. ↑ REFERENCE

94 MAY 27 PM 3:21
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 796417