THIS INSTRUMENT PREPARED BY:

Roland M. Lowell
LEITNER WARNER MOFFITT WILLIAMS
DOOLEY CARPENTER & NAPOLITAN
2300 First American Center
Nashville, Tennessee 37238

WARRANTY DEED

Address of New Owner	Send Tax Bills To:	Map/Parcel Nos.
Nevin H. Downs, et ux. 557 Forest Retreat Hendersonville, TN 37075	SAME	Map 131-16, Parcel 27

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of value, whichever is greater, for this transfer is $190,000.00.

Myrtianne Downs
Affiant

Subscribed and sworn to before me this 7th day of July, 1994.

Notary Public

My Commission Expires: 3-29-98

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety Thousand and No/100 Dollars ($190,000.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Peggy Gene Hester, Surviving Spouse of Eugene Nelson Hester (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to Nevin H. Downs and wife, Myrtianne Downs (the "Grantee"), Grantee's heirs, successors, and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. The area incorporated within the bounds of the graveyard or cemetery located at the southeast corner of the premises and shown on the plan of Gateway Acres, of record in Book 974, page 73, together with the right of ingress and egress thereto.

This is improved property known as 1144 Gateway Lane, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property with appurtenances, estate, title, and interest thereto belonging to the Grantee's heirs, successors, and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 7th day of July, 1994.

Peggy Gene Hester

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Tammi L Newton, a Notary Public in and for said County and State, the within named bargainor, Peggy Gene Hester, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of July, 1994.

Tammi L Newton
Notary Public

My Commission Expires: 3-22-95

Exhibit A

Property Description

Land in Davidson County, Tennessee, in the 7th, formerly 11th, Civil district and being part of Lot No. 109 on the unrecorded Map of Lealand, as shown on a survey made February 17, 1938, by S. G. Doak, Surveyor, and being known as Lot No. 7 and part of Lot No. 2 of Block "B" on the Map of Gateway Acres, of record in Book 974, page 73, and described as follows:

Beginning at a point in the northerly margin of Gateway Lane, 999.85 feet, more or less, East of the easterly margin of Granny White Pike; thence South 84 degrees 49 minutes East, with the northerly margin of said Lane, 192 feet to a point; thence North 2 degrees 20 minutes East, 278.9 feet to a point; thence Westerly 189 feet, more or less, to a point; thence Westerly 189 feet, more or less, to a point; thence South 5 degrees 11 minutes West, 280.7 feet to the beginning.

Included in the above description and reserved for the perpetuation of a private burial ground is a lot of land described as follows:

Beginning at a point in the northerly margin of Gateway Lane 5 feet West of the common corner of Lots Nos. 6 and 7 of Block "B" of said Gateway Acres, of record in Book 974, page 73, said Register's Office; thence North 84 degrees 49 minutes West, along the northerly margin of Gateway Lane, 45 feet to a point; thence North 3 degrees 20 minutes East, 55 feet to a point; thence South 85 degrees 42 minutes East, 45 feet to a point; thence South 3 degrees 20 minutes West, 55 feet to the beginning.

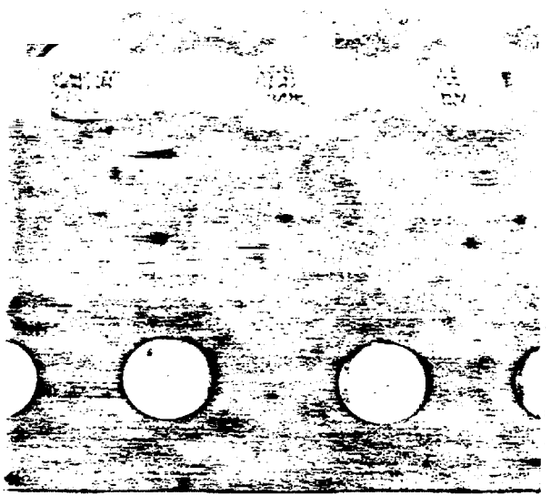
Being the same property conveyed to Eugene Nelson Hester and wife, Peggy Gene Hester, by deed from Milton Bracey and wife, Jane Porter Bracey, of record in Book 1641, page 73, Register's Office of Davidson County, Tennessee, the said Eugene Nelson Hester having since died.

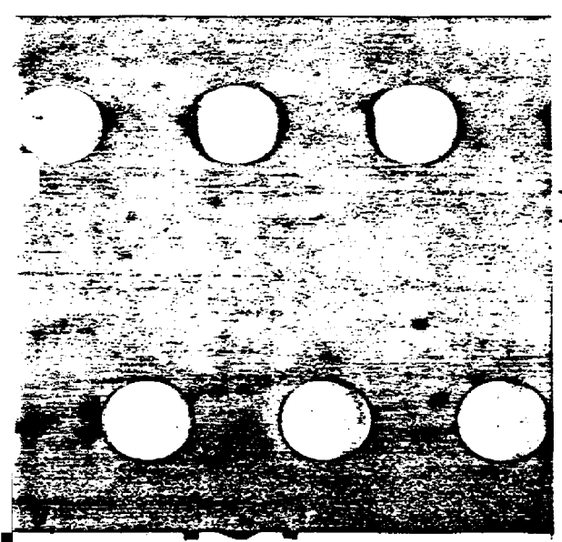
69140
IDENTIF. ↑ REFERENCE

94 JUL -8 AM 9:53
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

4860 07/08 0101 03CHECK 716.00





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

RECEIVED OF _____

FOR _____

BOOK 9401 PAGE 968

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
			07/08/94 01	09:52 0001 4860

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

69140
IDENTIF. ↑ REFERENCE

94 JUL -8 AM 9 53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 811494