18002

IDENTIF. & REFERENCE

BOOK 9548 PG 540

94 DEC 16 PM 3:59

REGISTER
DAVIDSON COUNTY, TN.

This instrument prepared by:
J. Greer Cummings, Jr.
Boult, Cummings, Conners & Berry
414 Union Street, Suite 1600
Nashville, TN 37219

ADDRESS NEW OWNER AND
SEND TAX BILLS TO:

Justin P. Wilson, et ux.
511 Union Street, Suite 2100
Nashville, TN 37219

Map 104-9
Parcels 232 and 233

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Cawthon A. Bowen, Jr. and Noel Bowen Bearden, Executors of the Estate of Martha Noel Bowen, deceased (the "Grantors"), have this day bargained and sold, and by these presents do transfer and convey unto Justin P. Wilson and wife, Barbara E. Wilson (the "Grantees"), their heirs and assigns, certain real estate in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit B, which is attached hereto and incorporated herein by reference.

This is improved property known as 206 Craighead Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their heirs and assigns, forever.

Grantors covenant with Grantees that Grantors are lawfully seized and possessed of the Property in fee simple, that Grantors have a good right to convey the Property, and that the Property is unencumbered, except to the extent otherwise set forth in Exhibit B hereto.

Grantors further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Grantors execute this Warranty Deed in their capacity as Executors of the Estate of Martha Noel Bowen, deceased, and not individually or otherwise.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on this 5 day of December, 1994.

Cawthon A. Bowen, Jr.

Cawthon A. Bowen, Jr., Executor of the
Estate of Martha Noel Bowen, deceased

Noel Bowen Bearden

Noel Bowen Bearden, Executor of the
Estate of Martha Noel Bowen, deceased

194689 1 GCUMMINGS
009360-002 12/1/94

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Pam Speas, Notary Public, Cawthon A. Bowen, Jr., Executor of the Estate of Martha Noel Bowen, deceased, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of December, 1994.

Pam Speas
Notary Public

My Commission Expires: Notary Public, Davidson County, Tennessee. My Commission Expires: [illegible], 1995

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Pam Speas, Notary Public, Noel Bowen Bearden, Executor of the Estate of Martha Noel Bowen, deceased, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of December, 1994.

Pam Speas
Notary Public

My Commission Expires: Notary Public, Davidson County, Tennessee. My Commission Expires: [illegible], 1995

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,100,000.00.

Affiant

Subscribed and sworn to before me, this the 16TH day of December, 1994.

Notary Public

My Commission Expires: 7/27/96

EXHIBIT A

TRACT I

Land in Davidson County, Tennessee, being Lot No. 11 and the Southerly 10 feet of Lot No. 12 of Block J on the Map of the Whitland Realty Company's Subdivision, as of record in Book 332, page 141, Register's Office for Davidson County, Tennessee.

Said lot and part of said lot front together 110 feet on the Easterly side of Craighead Avenue and extend back between parallel lines 180 feet to a dead line.

TRACT II

Land in Davidson County, Tennessee, being the North 90 feet of Lot No. 12 of Block J on the Map of the Whitland Realty Company's Subdivision, of record in Book 332, page 141, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 90 feet on the East side of Craighead Avenue and runs back between parallel lines 180 feet to a dead line.

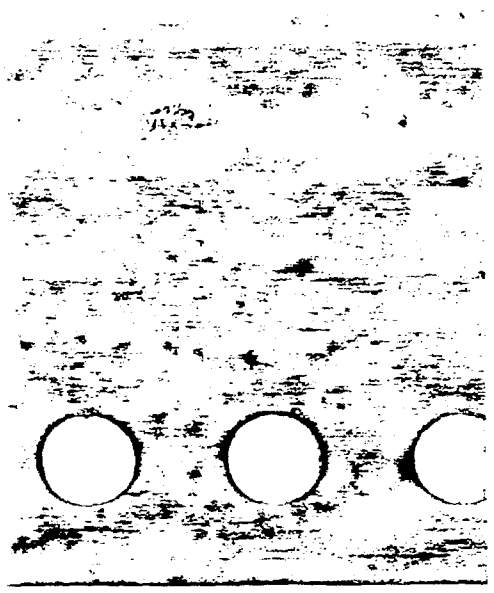
Being the same property devised to Martha N. Bowen and Mary N. Kershaw by the Will of Martha N. Noel of record in Will Book 163, page 846, in the Office of the Probate Court Clerk of Davidson County, Tennessee, the said Mary N. Kershaw having since conveyed her interest to Martha N. Bowen by Warranty Deed of record in Book 7833, page 619, Register's Office for Davidson County, Tennessee, and the said Martha N. Bowen having since died and her Will, of record in Will Book 192, page 550, in the Office of the Probate Court Clerk of Davidson County, Tennessee, having appointed Cawthon A. Bowen, Jr. and Noel Bowen Bearden (formerly Noel Bowen Bedell) as Executors of her Estate (the said Martha N. Bowen and Martha Noel Bowen being one and the same person).

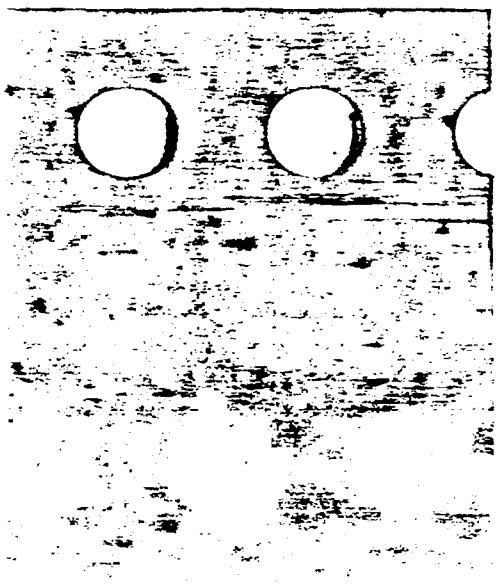
EXHIBIT B

1. Real property taxes for all years subsequent to 1994; and

2. Joint Driveway Easement of record in Book 2095, page 259, Register's Office for Davidson County, Tennessee.

3951 12/16 0101 03CHECK 4087.00





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

RECEIVED OF _____

FOR _____

BOOK 9548PG544

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
1100000.00
CON TX 4070.00
PRFEE 1.00
WDEED 16.00
TOTAL 4087.00
CHECK 4087.00
12/16/94 01 15:59 0001 3951

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18002
IDENTIF. # REFERENCE

94 DEC 16 PM 3:59
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 863900