THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Martha H. DuBose 1927 19th Avenue, South Nashville, TN 37212	Southeast Mortgage Company P.O. Box 26058 Miami, FL 33102	104-12-169 24W-2270

BOOK 6440 PAGE 927

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, Julie Russell, unmarried,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Martha H. DuBose

hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being the southerly half of Lot No. 56 on the plan of Christopher & Kirkmans Addition, of record in Book 57, page 158, Register's Office for said County. SAID southerly half of Lot No. 56 fronts 50 feet on the westerly margin of 19th Avenue South, formerly Avondale Avenue, and extends back between parallel lines 159 feet to an alley. Together with an easement for driveway purposes along the easterly portion of the southerly line of the northerly half of Lot No. 56, as set out in the Joint Driveway Agreement as of record in Book 4910, page 966, said Register's Office. Subject to an easement for driveway purposes along the easterly portion of the northerly line of the herein described property, as set out in the Joint Driveway Agreement as of record in Book 4910, page 966, said Register's Office. BEING the same property conveyed to William L. Barnes and wife, Julia R. Barnes by deed from Michael Henry Kurek and wife, Sarah Case Kurek, of record in Book 4910, page 690, said Register's Office. William L. Barnes and Julia R. Barnes have since been divorced, and the maiden name of Julia R. Barnes, being that of Julie Russell, has since been restored by order of the Probate Court for Davidson County, of record in Minute Book 253, page 602, Probate Court Clerk's Office for said County. William L. Barnes has since conveyed all interest in said property to Julie Russell by Deed of record in Book 5323, page 458, said Register's Office. In order to settle any potential questions relative to its effectiveness or applicability to the property described herein, Grantor hereby ratifies the Joint Driveway Agreement of record in Book 4910, page 966, said Register's Office, and declares its provisions to be an appurtenance and an encumbrance to the property conveyed.
This conveyance is subject to a first mortgage deed of trust of record in Book 4910, page 692, Register's Office for Davidson County, Tennessee.

This is (an) improved property, known as 1927 19th Avenue, South, Nashville, TN 37212.

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; and Grantor covenants with the said Grantee that Grantor is lawfully seized 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; and 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. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 3rd day of December, 1984.

Julie Russell

Julie Russell

CHECK

STATE OF TENNESSEE
COUNTY OF Davidson

On this 3rd day of December, 1984 before me personally appeared Julie Russell, 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 that she executed the same as her free act and deed.

My Commission Expires: 10-24-88

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

2714

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

BOOK 6440 PAGE 928

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 76,000.00.

Martha H. DuBose
Affiant

Subscribed and sworn to before me, this the 3rd day of December, 1984.

My Commission Expires: 10-24-88

Notary Public

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

DAVIDSON COUNTY, TN
REGISTER'S OFFICE
Dec 5 11 28 AM '84

IDENTIFICATION REFERENCE

0 1 0 8 9 1

WARRANTY DEED

from:
JULIE RUSSELL

to:
MARTHA H. DuBOSE

RETURN TO: JCB

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

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

RECEIVED OF _____

FOR _____

BOOK 6440 PAGE 929

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
			76000.00-	CAMT.
			197.60	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 204.10-
			27144 12/05/84	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 8 0 I 0

IDENTIF. REFERENCE

DEC 5 11 18 AM '84

REGISTER
DAVIDSON COUNTY, TN

No. 90617