Send tax statements to:
Michael Evans
P. O. Box 674
Goodlettsville, Tn. 37072

Map 82-12
Parcel 177

This instrument prepared by:
John T. Blankenship
Attorney at Law
3311 Gallatin Road
Nashville, TN 37216
from information provided by
the parties.

BOOK 5544 PAGE 47

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, CHARLES E. FERRELL, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto MICHAEL EVANS, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Lot No. 58 on the Plan of Neill S. Brown's Addition to East Nashville, as of record in Book 57, page 50, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 58 fronts 50 feet on the southerly side of Marina Street and runs back between parallel lines 170 feet to an alley.
>
> Being the same property conveyed to Charles E. Ferrell and Marvin Moore, by deed from Theodora Howell, of record in Book 5695, page 832, said Register's Office, and being the same property conveyed to Charles E. Ferrell by quitclaim deed from Marvin Moore, of record in Book 5850, page 385, said Register's Office, and by quitclaim deed from Janice N. Moore of record in Book 5970, page 300, said Register's Office.

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, his heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said parcel of real estate, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to

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warrant and forever defend the title to the said real estate to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Grantor covenants that the subject property is not his usual place of residence.

Witness my hand this 29th day of April, 1985.

CHARLES E. FERRELL

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 Charles E. Ferrell, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of April, 1985.

Notary Public

My commission expires: 7/17/88

A F F I D A V I T

I do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $4,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this 29th day of April, 1985.

Notary Public

My commission expires: 7/17/88

IDENTIF. REFERENCE

J 0 0 3 4 0

APR 29 3 14 PM '85

FELIX E. DIXON REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6544 PAGE 49

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
			4500.00- CONT.	
			11.70 CSTAX	
			.50 [illegible]	
			6.00 WDFEE	
			CHECK	18.20-
2634A04/29/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 0 0 3 4 0

IDENTIF. REFERENCE

APR 29 3 14 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 129459