THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157 Box 8

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Elizabeth A. Pearson 4304 Colorado Avenue Nashville, TN 37209	Atlantic Coast Mortgage Company 3819 South George Mason Drive Baileys Crossroads, VA 22041	103-239 4 25W-5670

BOOK 6592 PAGE 154

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, Ronnie Bennett and wife, Martha L. Bennett hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Elizabeth A. Pearson, unmarried 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 easterly half of Lot No. 33 on the plan of the West End Annex, of record in Book 332, page 61, Register's Office for said County.

SAID part of Lot No. 33 fronts 50 feet on the northerly margin of Colorado Avenue (formerly Ninth Street) and extends back between parallel lines 162.9 feet to an alley.

BEING the same property conveyed to Ronnie Bennett and wife, Martha L. Bennett by deed from T. T. Akin, Jr., and wife, Marjorie G. Akin, of record in Book 4580, page 926, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

J. 1. 6. 2. 26

IDENTIF. REFERENCE

JUN 28 12 35 PM '85

FEE REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 4304 Colorado Avenue, Nashville, TN 37209.

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 21st day of June, 1985.

Martha L. Bennett
Martha L. Bennett

Ronnie Bennett
Ronnie Bennett

STATE OF TENNESSEE
COUNTY OF Davidson

On this 21st day of June, 1985, before me personally appeared Ronnie Bennett and Martha L. Bennett; 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 he executed the same as their free act and deed.

My Commission Expires: Nov 4, 1987

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6592 PAGE 155

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

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 58,000.00.

Elizabeth A. Pearson
Affiant

Subscribed and sworn to before me, this the 21st day of June, 1985.

My Commission Expires: Nov 4, 1987

Christy Wilkins Ivey
Notary Public

NOTARY PUBLIC AT LARGE

WARRANTY DEED

from:
Ronnie Bennett and wife, Martha L. Bennett

to:
Elizabeth A. Pearson, unmarried

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

TN-23520 (jcb)

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6592 PAGE 156

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

68000.CO- CAMT.
150.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 157.30-
2153A06/26/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J. I. 6. 2. 2 6:

IDENTIF. REFERENCE

JUN 26 12 35 PM 1985

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 148494