BOOK 6835 PAGE 610

THIS INSTRUMENT PREPARED BY:
George R. Fusner, Jr.
WHITE & REASOR
3305 West End Avenue
Nashville, Tennessee 37203

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
James A. York and wife, Suzanne York 1301 Ashwood Avenue Nashville, TN 37212	Same	105-13-67

RUSH

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN
AUG 21 12 43 PM '85
IDENTIFICATION REFERENCE

30320

GENERAL 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 consideration, the receipt and sufficiency of all of which are hereby acknowledged, ERNEST P. ADAMS and wife, P. ELIZABETH ADAMS ("Grantors"), have bargained and sold, and by these presents transfer and convey unto JAMES A. YORK and wife, SUZANNE YORK ("Grantees") their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee (the "Property"), more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $45,000.00.

James A. York
Affiant

SUBSCRIBED AND SWORN to before me, this 19th day of August, 1985.

Notary Public

1-10-89
My Commission Expires

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

Grantors covenant with Grantees that Grantors are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and that the same is unencumbered except as set forth hereinabove.

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

IN WITNESS WHEREOF, Grantors have executed this General Warranty Deed on this 19th day of August, 1985.

GRANTORS

Ernest P. Adams

P. Elizabeth Adams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED before me, George R. Fusner, Jr., a Notary Public of said County and State, Ernest P. Adams, 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, at office, this 19th day of August, 1985.

George R. Fusner, Jr., Notary Public
State of Tennessee, at Large

My Commission Expires: 1/10/89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED before me, George R. Fusner, Jr., a Notary Public of said County and State, P. Elizabeth Adams, 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, at office, this 19th day of August, 1985.

George R. Fusner, Jr., Notary Public
State of Tennessee, at Large

My Commission Expires: 1/10/89

EXHIBIT A

Property Description

LAND in Davidson County, Tennessee, being the east one-half of Lot No. 40 on the Plan of Belmont Lands Company Plan called Belmont Heights, as of record in Book 421, page 34, Register's Office for said County.

SAID part of said Lot No. 40 fronts 50 feet on the southerly side of Ashwood Avenue and runs back between parallel lines 169 feet to an alley.

BEING the same property conveyed to Ernest P. Adams and wife, P. Elizabeth Adams, by Deed of record in Book 3799, page 264, Register's Office for Davidson County.

EXHIBIT B

Exceptions

1985 Real Property Taxes which shall be prorated and assumed by Grantees.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

45000.00- CONVT.
117.00 COTAX
.50 PROBATE
9.00 MORTG
CHECK 126.50-
9566A08/21/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 0 3 2 0

IDENTIFICATION REFERENCE

Aug 21 12 43 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 165475