DEED

FEE $ 2.00 TENNESSEE REFERENCE
JAN 27 2 05 PM '86
DAVIDSON COUNTY, TENN.
7429

BOOK 5777 PAGE 881

NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL NOS.
Robert H. Braswell 915 Holly Forrest Nashville, Tennessee 37221	same	Map No. 72-13 Parcel No. 322

mail

THIS INSTRUMENT WAS PREPARED BY CLAUDE CALLICOTT, ATTORNEY, 2300 21st Avenue, South, Nashville, Tennessee 37212.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $18,400.00.

Robert H. Braswell
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd. DAY OF JANUARY, 1986.

Notary Public

My Commission Expires:
September 9, 1989

This Deed is executed in accordance with the proceedings in the Probate Court of Davidson County, Tennessee in the cause of Estate of Thelma B. Santiuste - Carl Harris, individually and as Executor of the estate of Thelma B. Santiuste, Petitioner vs. Judy Harris, et al defendants. No. 68587

In a hearing on July 30, 1985 this Court held that the real property located at 918 West Douglas Avenue, in Metropolitan Nashville and Davidson County, Tennessee should be sold and the net proceeds of the sale be used to the extent necessary to pay said debts, funeral bills and expenses, costs of administration and death taxes, if any. An appropriate Order in conformity with said ruling was entered on the minutes in just a few days after the hearing on July 30, 1985.

On October 7, 1985 the Court entered an Order recorded in Minute Book 301 at page 666, accepting the offer of Robert H. Braswell to purchase the said real property for the sum of $18,400.00.

In a subsequent Order entered on January 14, 1986 recorded in Minute Book 303 at page 595, the Court divested the title out of all of the parties to said cause and vested title in the purchaser, Robert H. Braswell, subject to the

1986 taxes, existing building restrictions, all zoning ordinances and easements of record and said Order further directed the clerk of this Court to execute, acknowledge and deliver a deed conveying said real estate to the said Robert H. Braswell subject to 1986 taxes, existing building restrictions, all zoning ordinances and easements of record.

Now, in accordance with said proceedings in said cause and particularly in obediance to the Order of the Court which was dated January 14, 1986 and recorded in Minute Book 303 at page 595, I, Bill McPherson, Clerk of the Probate Court of Davidson County, Tennessee at Nashville in consideration of the said sum of $18,400.00 of which $500.00 was paid by the purchaser in earnest money and as a payment on the purchase price and the sum of $400.00 which was allowed the purchaser in the compromise and settlement of his claim respecting damage to the property and a credit of $11.95 allowed the said purchaser as a tax prorata for the first seventeen (17) days of January, 1986 and the said purchaser paid into the office of the Clerk of this Court the remainder of $17,488.05 in cash, do hereby grant, transfer and convey unto the said Robert H. Braswell, his heirs and assigns the said real property which is described as follows:

Land in Davidson County, Tennessee, being the East one-half of lot no. 31 on the Map of Sharpe and Horns Fourth Addition to Nashville, as of record in Book 161, page 172, Register's office for said County.

Said part of said lot fronts 50' on the southerly side of Douglas Avenue, and runs back between parallel lines, 160' to an alley.

This is the same property as was conveyed to Thelma H. Santiuste by deed from Edward B. Morgan and wife, Kathleen M. Morgan, dated October 12, 1964, of record in Book 3822, page 853, of the Register's Office for Davidson County, Tennessee.

Thelma H. Santiuste is one and the same person as Thelma B. Santiuse. The said Thelma B. Santiuse died January 9, 1980 and by her will which was probated on April 17, 1980 in the Probate Court of Davidson County, Tennessee by order in Minute Book 264, page 476, said will being recorded in Will Book 130, page 252 in the office of the Clerk of said Court, she devised said land, after payment of her debts and expenses of administration, including funeral bills and death taxes, in equal shares to her two sons, Carl Robert Harris and Franklin Eugene Harris. Franklin Eugene Harris died intestate on March 5, 1980 leaving survivng him his wife, Judy Harris and six children, they being Kelly Harris, Darlene Brown, Cathy Harris McNaire, Sherry Foust, Pam Trotter and Franklin Eugene Harris, Jr. The estates of Thelma B. Santiuste and Franklin Eugene Harris are being administered in the Probate Court of Davidson County, Tennessee, the Santiuste estate being number 68587 and the Harris estate being 68435. Title to an undivided one-half interest in the land is vested in Carl Robert Harris. Title to the other undivided one-half interest is vested in the wife and children of Franklin

Eugene Harris. One-sixth interest in the land is vested in Judy Harris, the surviving spouse of Franklin Eugene Harris and one-eighteenth interest in the land is vested in each of the six children of Franklin Eugene Harris.

To have and to hold said real estate with the appurtenances, estate, title and interest thereto belonging, to the said Robert H. Braswell, his heirs and assigns forever.

In witness whereof, I have hereunto subscribed my name on this the 31st day of January, 1986.

Bill McPherson

Bill McPherson, Clerk of the
Probate Court of Davidson County,
Tennessee at Nashville

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Lisa Anne B. Garrett, a Notary Public, in and for said County and State, the within named Bill McPherson, Clerk of the Probate Court of Davidson County, Tennessee the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee this 31st day of January, 1986.

Lisa Anne B. Garrett
NOTARY PUBLIC

My Commission Expires: July 17, 1988

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

RECEIVED OF _____

FOR _____ BOOK C777 PAGE 884

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

18400.00- CONT.
47.84 CSTAX
.50 PRFEE
9.00 WDEED
CASH 57.34-
2479402/05/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42999

IDENTIFICATION REFERENCE

FILED FEB 5 2 58 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 217079

NASHVILLE BUSINESS FORMS, INC.