This Instrument Prepared By:
Randle S. Davis
2400 First American Center
Nashville, Tennessee 37238

92-18
490

Map-Parcel Nos.
10W-10

SPECIAL WARRANTY DEED

Addresses Of New Owners:

1) Ginger Osborn Justus
401 Sunnyside Drive
Nashville, TN 37205

3) Margaret Keet
18 Hickory Hills Circle
Little Rock, AR 72212

2) Rebecca O. Marshall
214 Chestnut Hill
Nashville, TN 37215

Send Tax Bills To:

Dorothy Chase Trabue
4001 Wayland Drive
Nashville, TN 37215

BOOK 6859 PAGE 532

THIS INDENTURE, made this 14th day of May, 1986, by and between Dorothy Chase Trabue of 4001 Wayland Drive, Nashville, Davidson County, Tennessee 37215, hereinafter referred to as "Grantor," and Ginger Osborn Justus of 401 Sunnyside Drive, Nashville, Davidson County, Tennessee 37205, Rebecca O. Marshall of 214 Chestnut Hill, Nashville, Davidson County, Tennessee 37215, and Margaret Keet of 18 Hickory Hills Circle, Little Rock, Pulaski County, Arkansas 72212, hereinafter referred to as "Grantees."

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of One Thousand Five Hundred and No/100 Dollars ($1,500.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, the sufficiency of which is hereby acknowledged, the Grantor has bargained and sold, and by these presents does hereby transfer and convey unto the Grantees, and their heirs and assigns, as Tenants in Common, her undivided one-half (½) interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being parts of lots Nos. 224, 225 and 226 on McNairy's Plan of West Nashville Lots, as of record in Plan Book 1, page 15, and in Minute Book "O", pages 135 and 136, Chancery Court at Nashville, described according to a survey made by S. R. Sanford, Jr., Surveyor, September 6, 1946, as follows:

Beginning at the intersection of West End Avenue and Broadway, formerly Broad Street; thence with the south- easterly margin of said Avenue, westwardly 296 feet 2-1/4 inches to the easterly margin of 17th Avenue, South, formerly Addison Street; thence with the easterly margin of 17th Avenue, South, southwardly 144 feet 2 inches to the northerly margin of Broadway; thence with the northerly margin of Broadway, eastwardly 306 feet 4-1/2 inches to the beginning.

Being the same property conveyed to Dorothy Chase Trabue, and Commerce Union Bank, Nashville, Tennessee, as Trustee under an agreement with Nelson T. Trabue, et al, dated March 9, 1973, by deed from Grace Alford Gold and husband, Jack Gold, of record in Book 4830, Page 714, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1615 Broadway, Nashville, Tennessee 37203.

The Grantor reserves unto herself a life estate in said above-described property as long as she shall live, with the right to occupy and use said property as her own during her lifetime.

To have and to hold the said tract or parcel of said land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees and their heirs and assigns, forever, except as to the reservation of the life estate by Grantor as above set forth.

And Grantor does covenant with said Grantees that she 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 noted above.

And Grantor does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the Grantees and their heirs and assigns against the lawful claims of all persons claiming under the Grantor, but not further or otherwise.

Witness my hand this 14th day of May, 1986.

Dorothy Chase Trabue
Dorothy Chase Trabue

BOOK 6859 PAGE 533

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Randle S. Davis, a Notary Public of said county, Dorothy Chase Trabue, the within named bargainor, 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 14th day of May 1986.

Randle S. Davis
Notary Public

My Commission Expires: My Commission Expires Jan. 10, 1989

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $83,994.00.

Agnes Osborn Justus
AFFIANT

Subscribed and sworn to before me this the 14th day of May 1986.

Randle S. Davis
Notary Public

My Commission Expires: My Commission Expires Jan. 10, 1989

IDENTIFICATION REFERENCE

011688

MAY 16 4 23 PM '86
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6859 PAGE 534

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

83594.00- CAMT.
218.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 224.30-
5136A05/16/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01688

IDENTIFICATION REFERENCE

MAY 16 4 13 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 248936