THIS INSTRUMENT PREPARED BY:
WILLIAMS & SMITH, ATTORNEYS
P. O. Box 2868
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL #:
David M. Thomason and wife, Billie Faye Thomason 2819 Eastland Avenue Nashville, Tennessee 37206	Same (No Mortgagee)	Map 84-5 Parcel 8

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, OWEN R. SIMS, Administrator C.T.A. under the Last Will and Testament of May Frances Thomason Canter, has bargained and sold and by these presents do transfer and convey unto the said DAVID M. THOMASON and wife, BILLIE FAYE THOMASON, their heirs and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 5 on the Plan of Meadow Rose Park, Section I, of record in Book 2083, page 53, Register's Office for said county, and described as follows:

Beginning at a point in the south margin of Rosebank Avenue at the common corners of Lots 4 and 5; thence with the line between said lots, southwardly 150.36 feet to a point; thence eastwardly 107.55 feet to the west margin of Eastland Avenue; thence with the margin of the same, northwardly 126.48 feet to the beginning of the curb; thence around said curb, northwesterly 30.50 feet to the south margin of Rosebank Avenue; thence with the margin of the same, westwardly 81.68 feet to the point of beginning.

Being the same property conveyed to Mary Frances Canter by Deed of record in Book 3894, page 941, Register's Office for Davidson County, Tennessee. This is the last known recorded instrument.

The said Mary Frances Canter is one and the same person as May Frances Thomason Canter who died on December 27, 1986, leaving a Last Will and Testament of record in Will Book 158, page 46, Probate Court Clerk's Office of Davidson County, Tennessee, and the undersigned Owen Sims, having been appointed Administrator C.T.A. of the estate of May Frances Thomason Canter by the Probate Court of Davidson County, Tennessee, on February 23, 1987 and said Will directing that said property be sold to settle the estate of May Frances Thomason Canter.

This is improved real property known as 2819 Eastland Avenue, Nashville, Tennessee 37206.

To have and to hold said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said DAVID M. THOMASON and wife, BILLIE FAYE THOMASON, their heirs and assigns forever.

And I do covenant with the said DAVID M. THOMASON and wife, BILLIE FAYE THOMASON, that I am lawfully seized and possessed of said land in fee simple and have good right to convey it and the same is unencumbered, except as set forth herein. This conveyance is subject to the following matters:

1. Property taxes for 1987 which are prorated to date of closing and assumed by Grantee.

2. Matters set forth on the Plat of Meadow Rose Park Subdivision, Section I, as of record in Book 2083, page 53, Register's Office for said county.

3. Restrictive Covenants of record in Book 2196, page 221, of said Register's Office.

4. Rights of tenants in possession.

And I further covenant and bind myself and my heirs and representatives to warrant and forever defend the title to said land to the said DAVID M. THOMASON and wife, BILLIE FAYE THOMASON, their heirs and assigns, against the lawful claims of all persons whomsoever, except as herein stated.

Witness our hand this 22 day of April, 1987.

Owen Sims Admr C.T.A.
OWEN SIMS, Administrator C.T.A.
under the Last Will and
Testament of May Frances Canter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, [illegible], a Notary Public in and for the County and State aforesaid, the within named OWEN SIMS, Administrator C.T.A. under the Last Will and Testament of Mary Frances Canter, with whom I am personally acquainted, and who acknowledged that he executed the within instrument as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee, this 22 day of April, 1987.

[illegible]
NOTARY PUBLIC
My Commission Expires: 7/8/87

NOTARY PUBLIC AT LARGE

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $65,000.00.

[illegible]
DAVID M. THOMASON

Subscribed and sworn to before me this 22 day of April, 1987.

[illegible]
NOTARY PUBLIC
My Commission Expires: 7/8/87

NOTARY PUBLIC AT LARGE

18294

IDENTIFICATION REFERENCE

APR 23 2 09 PM '87

RUSH

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7213 PAGE 213

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

650[illegible].00- CAMT.
102.00 CSTAX
.50 PRFEE
6.00 WDCRD
CHECK 109.50-
04:0A04/23/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18297

IDENTIF REFERENCE

APR 23 2 09 PM '87

FELIX J. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 73165