Box 8/EM

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

BOOK 7315 PAGE 712

ADDRESS NEW OWNER:
Theresa F. Bush
2100 Grantland Avenue
Nashville, TN 37204

MORTGAGEE:
First Tennessee Bank National Association
P. O. Box 1000, Dept. 47
Memphis, Tennessee 38148

MAP-PARCEL NUMBERS:
MAP 105-10
PAR 3 14
22W-02800

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,

Ben Anderson Allen, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Theresa F. Bush, 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 southerly 53 feet 2 inches of the westerly 55 feet of Block No. 9 on the plan of Yarbrough's Subdivision of Woodland, of record in Book 57, page 148, Register's Office for said County, described according to a survey by John Kohl & Company, P.C., dated July 13, 1987.

BEGINNING on the easterly margin of Grantland Avenue at the southwest corner of that part of said Block No. 9 conveyed to Emma M. McNabb and Mrs. Edith McNabb Sledge by deed from Third National Bank of record in Book 2302, page 239, said Register's Office; thence with the easterly margin of said Avenue, southwardly 53 feet 2 inches to the northerly margin of a 15 foot alley; thence with same, eastwardly 55 feet; thence northwardly 53 feet 2 inches to the southeast corner of said McNabb and Sledge property; thence with the southern boundary line of same, westwardly 55 feet to the beginning

Being the same property conveyed to Ben Anderson Allen, unmarried by installment deed from Elbert M. Steele and wife, Margaret W. Steele of record in Book 6996, page 309, 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.

This is (~~an~~) improved property, known as 2100 Grantland Avenue, Nashville, TN 37204.

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 31st day of July, 19 87.

Ben Anderson Allen

Ben Anderson Allen

STATE OF TENNESSEE
COUNTY OF Davidson

On this 31st day of July, 19 87, before me personally appeared Ben Anderson Allen, unmarried, 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 his free act and deed.

My Commission Expires: 11-24-88

Notary Public

NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7315 PAGE 713

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 $ 60,500.00.

_____
Affiant

Subscribed and sworn to before me, this the 31st day of July, 1987.

My Commission Expires: 10-24-88

_____
Notary Public

PERCY F. WILKINS
NOTARY PUBLIC
AT LARGE
STATE OF TENNESSEE

FILED FOR RECORD
AUG 4 12 24 PM '87
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

IDENTIFI REFERENCE

52440

WARRANTY DEED

from:
Ben Anderson Allen, unmarried

to:
Theresa F. Bush, unmarried

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

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

RECEIVED OF

FOR

BOOK 7315 PAGE 714

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

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

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			60500.00- CAMT.	
			169.40 CSTAX	
			.50 PRFEE	
			6.00 MDE D	
			CHECK 175.90-	
			7656A08/04/87 BAL .0	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52440

IDENTIFICATION REFERENCE

Aug 4 12 24 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 01660