File No. 78938

BOOK 7413 PAGE 273

83-1-312 ML

THIS INSTRUMENT PREPARED BY LARRY COLE, MASTER, PROBATE COURT, DAVIDSON COUNTY, TENNESSEE, METRO COURT HOUSE, NASHVILLE, TENNESSEE

THIS INDENTURE, made the 18th day of August, 1987, between Bill Covington, Clerk of the Probate Court at Nashville, for Davidson County, Tennessee, party of the first part, and Wagner & Harrell Properties, Inc. party of the second part,

WITNESSETH, that by a decree of said Court, in the cause of Jesse W. Jenkins, Administrator, Plaintiff and Marvin B. Rhodes and Martha O. Rhodes Defendants, Rule No. 78938, and entered on page 236 of Minute Book 316, the said Clerk did on the 24th day of July, 1987, sell at public auction the real estate hereinafter described to the said Wagner & Harrell Properties, Inc. for Seven Thousand ($7,000.00) and no/100 Dollars, as appears from the report of said Clerk, made in said cause and entered on page 295 of Minute Book 316, and the said consideration having been paid as required by the decree of said Court confirming said report,

NOW, THEREFORE, in order to carry into effect said sale, in pursuance of said decree, the said Bill Covington, as such Clerk, does hereby transfer and convey to the said Wagner & Harrell Properties, Inc. and to its heirs and assigns forever, said tract or parcel of land, situated in the County of Davidson and State of Tennessee, and bounded and described as follows - viz:

Land in Davidson County, Tennessee, being the easterly ½ of Lot No. 2 in E.T. Brown's Subdivision of the Sharpe Lands, as of record in Book 332, page 7, said Register's Office.

Said part of Lot No. 2 fronts 50 feet on the southerly margin of Greenwood Avenue and runs back between lines, 288 feet on the easterly line and 287 feet, more or less, on the westerly line, to a line in the rear, measuring 50 feet thereon.

Being the same property conveyed to Rose Evans by deed from Marvin B. Rhodes and wife, Martha D. Rhodes, of record in Book 6020, page 980, said Register's Office. The said Rose Evans having since quitclaimed a ½ undivided interest in said property to Marvin Rhodes and Martha Rhodes of record in Book 6052, page 596, said Register's Office.

TO HAVE AND TO HOLD said real estate, with all the hereditaments and appurtenances thereunto belonging, to the said Wagner & Harrell Properties, Inc. and its heirs and assigns forever.

IN WITNESS WHEREOF, the said Bill Covington, Clerk as aforesaid, has hereunto set his hand the date first above written.

Bill Covington

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Bill Covington, Clerk, 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 seal this 18th day of August, 1987.

NOTARY PUBLIC

Commission Expires

[illegible]

NAME & ADDRESS of New Owner:

mail WAGNER & HARRELL
1300 GREENWOOD AVE
NASHVILLE, TN 37206

SEND TAX BILLS TO:

FIRST TENN BANK
MEMPHIS, TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,980

Affiant

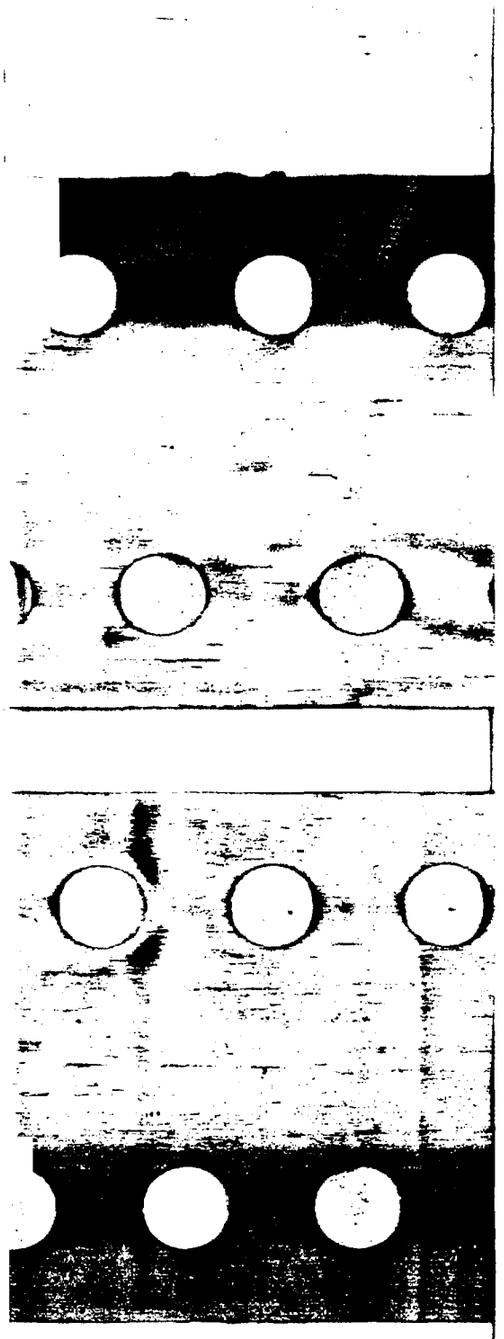
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF November 1987.

Deputy/Register

DAVIDSON COUNTY, TN
NOV 30 11 00 AM '87

IDENTIFICATION REFERENCE

C.O.C. 4



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

38980.00- CAMT.
109.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 115.70-
6651A11/30/87 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8604 4

IDENTIFICATION REFERENCE

Nov 30 11 00 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 39743