FILE BOX 8/jcb

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

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Lloyd C. Nace 2503 West Linden Avenue Nashville, TN 37212	Union Planters National Bank P.O. Box 470 Memphis, TN 38101	MAP 104-15 PARCEL 314 24W-10445

2902 02/01 0101 03 CHECK 331.30

WARRANTY DEED BOOK 7459 PAGE 807

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, Mary Gaddes Felts, William Howard Gaddes, and Steve P. Gaddes, devisees under the Will of Katherine E. Gaddes hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Lloyd C. Nace, a 10% undivided interest, and Nancy B. Dupree, a 90% undivided interest, as tenants in common 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 westerly half of Lot No. 77 on the plan of Belair, of record in Book 332, page 6, Register's Office for said County.

SAID part of Lot No. 77 fronts 50 feet on the southerly margin of West Linden Avenue (formerly Sunset Avenue) and extends back between parallel lines, 192 feet to a dead line.

BEING the same property conveyed to Katherine E. Gaddes by deed from Frederick D. Schneider and wife, Elaine B. Schneider of record in Book 3675, page 435, said Register's Office. Katherine E. Gaddes has since died, and devised said property to Mary Gaddes Felts, William Howard Gaddes, and Steve P. Gaddes by Will of record in Will Book 160, page 208, Probate Court for said County.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

0157.3 IDENTIFICATION REFERENCE FEB 1 10 20 AM '88 DAVIDSON COUNTY, TN

This is (~~X~~) improved property, known as 2503 West Linden Avenue, Nashville, TN 37212.

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 29th day of January, 1988.

Mary Gaddes Felts
Mary Gaddes Felts

William Howard Gaddes
William Howard Gaddes

Steve P. Gaddes
Steve P. Gaddes

STATE OF TENNESSEE
COUNTY OF Davidson

On this 29th day of January, 19 88, before me personally appeared Mary Gaddes Felts, William Howard Gaddes, and Steve P. Gaddes, 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 they executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7459 PAGE 808

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 $ 116,000.00.

Nancy B Dupree
Affiant

Subscribed and sworn to before me, this the 29th day of January, 1988.

My Commission Expires: 10-24-88

_____
Notary Public

WILKINS JR. ... NOTARY PUBLIC ... LARGE ... STATE ...

WARRANTY DEED

from:
Mary Gaddes Felts, William Howard Gaddes, and Steve P. Gaddes

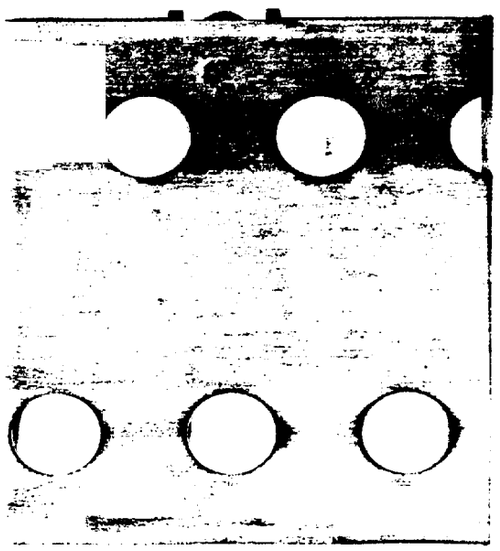
to:
Lloyd C. Nace and Nancy B. Dupree

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

TN 27294

OFFICIAL RECEIPT

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



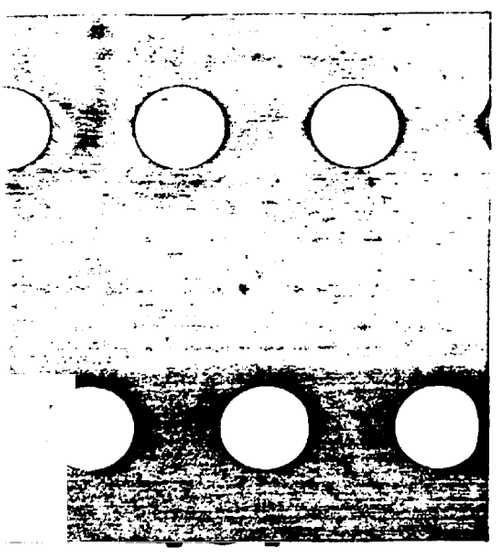
RECEIVED OF _____

FOR _____

BOOK 7459 PAGE 809

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MD - 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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT
116000.00
CON TX 324.80
PRFEE 0.50
WDEED 6.00
TOTAL 331.30
CHECK 331.30

0157.3

IDENTIFICATION REFERENCE

FEB 1 10 20 AM '88

DAVIDSON COUNTY, TN

02/01/88 01 10:28 0001 2902

No. 57786