File # 28

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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 47,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF October, 1988

Notary Public

MY COMMISSION EXPIRES: March 8, 1991
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Nella Schneider Hunt, Atty. 222 Third Avenue, North, Nashville, TN
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Patricia Spicer Carden, Tr.	Patricia Spicer Carden, Trustee	92-3-25
P. O. Box 2644 (NAME) 236 4th Avenue, North (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2644 (NAME) 236 Fourth Avenue, North (STREET ADDRESS)	
Nashville, TN 37219 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, LESLIE E. WEBB AND WIFE, JANE E. WEBB

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PATRICIA SPICER CARDEN, TRUSTEE, WITH FULL POWER TO CONVEY, ENCUMBER, OR OTHERWISE DEAL WITH THE PROPERTY WITHOUT THE JOINDER OF ANY BENEFICIARY, PURSUANT TO TRUST AGREEMENT DATED October 13, 1988. HEREINAFTER CALLED THE GRANTEES, THEIR 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, described as follows:

Being Lot No. 5 on the Plan of J. L. Brown Subdivision, as of record in Book 21, page 136, Register's Office for said County.
Included in the above, but excluded therefrom is that part of the conveyed property condemned by the State of Tennessee, of record in Book 4318, page 727, as follows:
Beginning at a point in the southerly margin of an alley said point being the common corner between Lots Nos. 5 and 6, on the Plan of J. L. Brown's Subdivision, as of record in Book 21, page 136, Register's Office for Davidson County, Tennessee; thence with the southerly margin of an alley and the northerly boundary of said Lot No. 5, north 81 degrees 03' 17" east 50 feet to the common corner between Lots Nos. 4 and 5 of the above mentioned subdivision; thence with the common line between said Lots Nos. 4 and 5, south 17 degrees 48' 37" east 66.69 feet to a point; thence south 71 degrees 03' 58" West 50 feet to a point in the common line between said lots Nos. 5 and 6; thence with the common line between said Lots No. 5 and 6, north 17 degrees 48' 37" west 66.67 feet to the point of beginning.

6652 10/13 0101 03

SEE ATTACHED MARKED EXHIBIT "A"

This is unimproved ( ) improved (X) property, known as 1826 Jefferson Street, Nashville, TN
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this 13th day of October, 19 88

Leslie E. Webb
LESLIE E. WEBB

Jane E. Webb
JANE E. WEBB

STATE OF TENNESSEE }
Davidson County }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leslie E. Webb and wife, Jane E. Webb

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of October, 1988.

JOAN SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Commission Expires March 11, 1991

Joan Smith Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

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EXHIBIT "A"

Being the same property conveyed to Leslie E. Webb and wife, Jane E. Webb by deed from James K. Eaton and wife, Tone C. Eaton, of record in Book 5621, page 816, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Lack of direct access to controlled access highway; all rights of ingress and egress to, from and across the same and to and from abutting lands having been conveyed to the State of Tennessee, by deed of record in Book 4318, page 727, Register's Office for Davidson County, Tennessee.

7592

OCT 13 3 03 PM '88

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/13/88 01 [illegible] 1552

75929

OCT 13 3 03 PM '88

No. 143449

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.