ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Ira L. Sidwell, et ux. (NAME)	Ira L. Sidwell (NAME)	Map 131-4
1102 Francis Avenue (STREET ADDRESS OR ROUTE NUMBER)	1102 Frances Avenue (STREET ADDRESS)	Parcel 161
Nashville, TN 37204 (CITY) (STATE) (ZIP CODE)	Nashville TN 37204 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 7785 PAGE 62

For and in consideration of the sum of One hundred forty six thousand ($146,000.00) DOLLARS

paid by Ira L. Sidwell and wife, Susan V. Sidwell (herein Grantees), the receipt of which is hereby acknowledged, we, Julius C. Siegrist, Jr. and wife, Margaret H. Siegrist (herein Grantors)

have bargained and sold, and by these presents do transfer and convey unto the said Ira L. Sidwell and wife, Susan V. Sidwell

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 23 on the Map of M. N. Young's Subdivision on the Granny White Road, as of record in Book 547, page 173, Register's Office for said County. Said Lot No. 23 fronts 100 feet on the northerly side of Frances Avenue and runs back between parallel lines 164 feet to a dead line.

Being the same property conveyed to Julius C. Siegrist, Jr. and wife, Margaret H. Siegrist, by deed from John C. Hailey and wife, Peggy T. Hailey, as of record in Book 4893, page 110, said Register's Office.

This conveyance is subject to easements, restrictions and set back lines of record, and taxes for 1989 which Grantees hereby assume.

13411

IDENTIFICATION

MAR 3 11 23 AM '89

RUSH

2205 03/03 0101 03CHECK 488-30

QCS & MHS

This is improved (X) unimproved ( ) property, known as 1102 Francis Avenue (House Number) (Street)

Nashville, TN 37204 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 1st day of March, 1989.

X Julius C. Siegrist Jr.

X Margaret H. Siegrist

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 7785 PAGE 63

Personally appeared before me, Rita A. Bryson, a Notary Public in and for said County and State, the within named Julius C. Siegrist, Jr. and wife, Margaret H. Siegrist

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 , this 1 day of March, 1989.

My commission expires 9-11-90 Notary Public Rita Bryson

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be the and respectively of , the within named bargainor, a corporation, and that as such and executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as and attesting the same by the said as

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 146,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Julius C. Siegrist
Margaret H. Siegrist

Sworn to and subscribed before me
this 1 day of March, 1989

My commission expires 9-11-90 Notary Public Rita A. Bryson

This instrument was prepared by:

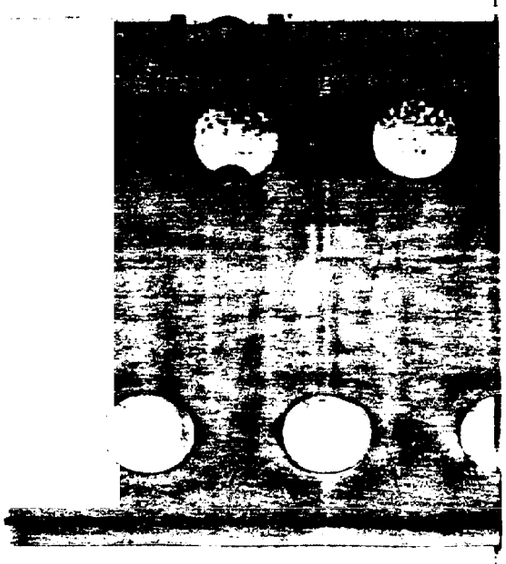
E. M. HAYWOOD, ATTY.	One Church Street Bldg., Suite 300
Name	Nashville, TN Address 37201

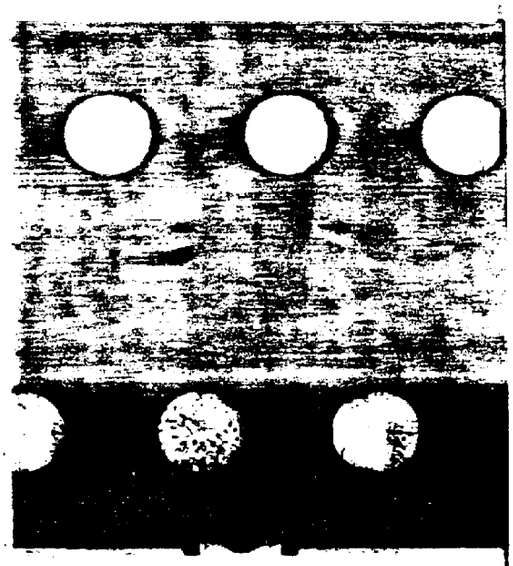
WARRANTY DEED

FROM Julius C. Siegrist, Jr., etux

TO Ira L. Sidwell, et ux.

Tico Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7785 PAGE 64

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
			CAMT	
				146000.00
			CON TX	481.80
			PRFEE	0.50
			WDEED	6.00
			TOTAL	488.30
			CHECK	488.30
03/03/89		01	11:27 0001	2205

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13411

IDENTIFICATION REFERENCE

MAR 3 11 25 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 186782