Map 83-9
par. 50 pc

BOOK 7858 PAGE 63

WARRANTY DEED

THIS WARRANTY DEED, made this 9th day of May, 1989, between the Estate of Thelma Jane Williams, deceased, of Davidson County, Tennessee, hereinafter referred to as "Grantor" and Lena Bell Pugh of Davidson County, Tennessee, hereinafter referred to as "Grantee".

W I T N E S S E T H:

That the said Grantor for and in consideration of the sum of One Dollar ($1) and other good and valuable consideration the receipt of which is hereby acknowledged, and in accordance with the Last Will and Testament of Thelma Jane Williams dated July 15, 1975 does hereby grant, bargain, sell and convey unto the said Grantee the following described property and premises:

Certain real property located at 1201 Gartland Avenue, Nashville, Tennessee being more particularly described as follows:

> Being the westerly one-half of lot number one in D.H. Bailey's Subdivision, on part of the Allison property, as of Record in Book 161, Page 73, Register's Office for said county.
>
> Said westerly one-half of lot number one fronts 50 feet on the northerly side of Gartland Avenue, and runs back between parallel lines and with the easterly line of 12th Street, formerly Allison Avenue, 160 feet to an alley.
>
> Being the same property conveyed to Thelma Jane Williams, for her sole and separate

This instrument Prepared by Sawnie R. Aldredge
Attorney at Law
P.O. Box 120356
Nashville, Tennessee 37212
(615) 320-1533

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DAVIDSON COUNTY
$2.00

estate, free from the debts, obligations or claims of any present or future husband, and as if a Femme sole, by Mary P. Christiansen and husband, Gerald M. Christiansen on May 30, 1974 by deed of record in Book 4820, Page 942 in the Register's Office of Davidson County, Tennessee;

Being the same property conveyed to Mary P. Christiansen and husband, Gerald M. Christiansen by deed from Mary P. Waller Christiansen of record in Book 4391, Page 428 of said Register's Office.

with all the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead therein. TO HAVE AND TO HOLD the said premises to said Grantee, his heirs and assigns forever.

And the said Grantor, does hereby covenant with said Grantee, her heirs and assigns, that said estate is lawfully seized in fee simple of the premises above conveyed and have full power, authority, and right to convey the same, that said premises are free from all encumbrances except 1989 City of Nashville and Davidson County taxes which are neither due nor payable, but constitutes a lien against the property and that the estate will forever warrant and defend the said premises and the title thereto against the lawful claims of all personal whomsoever.

IN WITNESS WHEREOF, the said Grantors hereunder set their hands and seals the day and year first written.

Lena Bell Pugh

Estate of Thelma Jane Williams
By Lena Bell Pugh, Executrix, Grantor

JUN 6 11 17 AM '89
FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY TN
INSTRUMENT REFERENCE

38863

BOOK 7858 PAGE 65

ACKNOWLEDGMENT

STATE OF TENNESSEE)
: ss
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Lena Bell Pugh, Executrix of the Estate of Thelma Jane Williams, the within named party, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9th day of May, 1989.

Notary Public

My Commission Expires: 3-3-92

AFFIDAVIT

STATE OF TENNESSEE)
: ss
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Twenty Five Thousand Eight Hundred Dollars ($25,800), which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Lena Bell Pugh
Lena Bell Pugh, Affiant

SUBSCRIBED and SWORN to before me this 9th day of May, 1989.

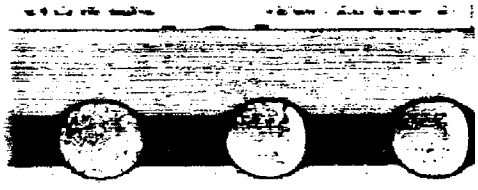
Notary Public

My Commission Expires: 3-3-92

Person responsible for payment of taxes: Lena Bell Pugh
1201 Gartland
Nashville, TN 37201

OFFICIAL RECEIPT

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



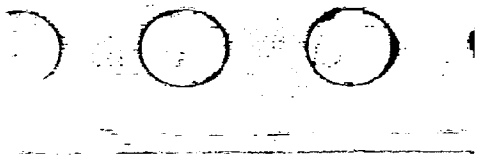
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FOR _____

BOOK 7858 PAGE 66

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

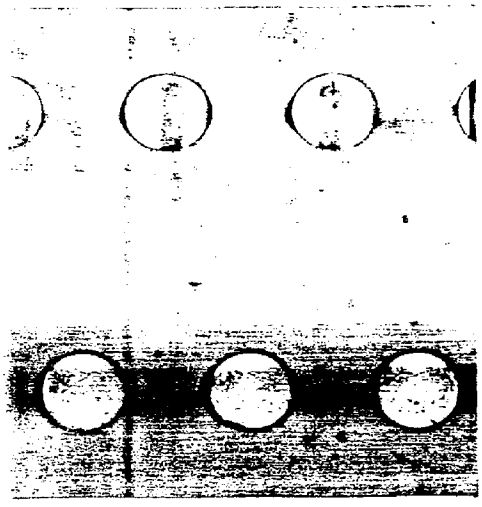
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL



CAMT	25000.00
CON TX	82.50
PRFEE	0.50
MISC	9.00
TOTAL	92.00
CHECK	92.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/06/89 01 11:18 0001 2229



3886.3

IDENTIFICATION REFERENCE

JUN 6 11 17 AM '89

FELIX Z. WILSON IT REGISTER
DAVIDSON COUNTY, TN

No. 216589