STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 19,700.00

Ben W. Davidson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF August, 1989.

Notary Public

MY COMMISSION EXPIRES: 5/22/93

FILE BOX 24 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP-PARCEL NUMBERS
Ben W. & Geraldine B. Davidson	Same	Map 71-07
(NAME)	(NAME)	
824 Fonnic Drive		Par. 39
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37207		12DZ-05390
(CITY) (STATE) (P.O. ZIP)	(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. Annie C. Griffith, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ben W. Davidson and wife, Geraldine B. Davidson

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:

BEING the west 50 feet of Lot No. 110 on the Map of J. B. Haynie's Oriental Plan of Lots of record in Book 161, pages 26 and 27, Register's Office for Davidson County, Tennessee.

SAID part of said lot fronts 50 feet on the south side of Queen Street and runs back between parallel lines 140 feet to an alley.

BEING the same property conveyed to W. W. Griffith and wife, Annie C. Griffith by deed from Ona Elizabeth Pruett, unmarried, of record in Book 1515, page 514, Register's Office for Davidson County, Tennessee. The said W. W. Griffith having since died.

6077.9

IDENTIFICATION REFERENCE

Aug 25 11 03 AM '89

DAVIDSON COUNTY, TN

9308 08/25 0101 03CHECK 72.01

This conveyance subject to such easements, setback lines and Restrictive Covenants of record in Register's Office for Davidson County, Tennessee.

Taxes for 1989 have been pro-rated and assumed by Grantee(s).

unimproved ( )
This is improved (X) property, known as 216 Queen Street Nashville, TN 37207
(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 Whereever 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 my hand this day of August, 19 89

Annie C. Griffith

Annie C. Griffith

STATE OF TENNESSEE }
Davidson COUNTY }

BOOK 7923 PAGE 14

Personally appeared before me, Annie C. Griffith
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that s_he__ executed the within instrument for the purposes therein contained. Witness my hand, at office, this ____ day of August 19 89.

My Commission Expires 5/22/93

Notary Public

STATE OF TENNESSEE }
_____ COUNTY }

(AFFIX SEAL)

Personally appeared before me, _____
(Name of officer) (Offical capacity of officer)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that __he__ executed the within instrument for the purposes therein contained, and who further acknowledged that __ he__ is the

("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this _____ day of _____ 19_____.

My Commission Expires _____

Notary Public

(AFFIX SEAL)

WARRANTY DEED

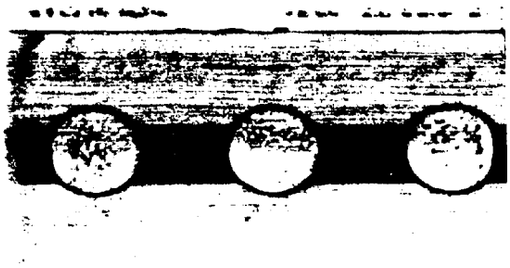
FROM
Annie C. Griffith

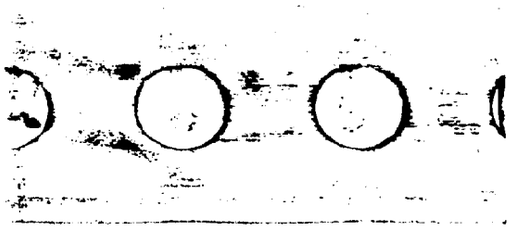
TO
Ben W. Davidson and wife,
Geraldine B. Davidson

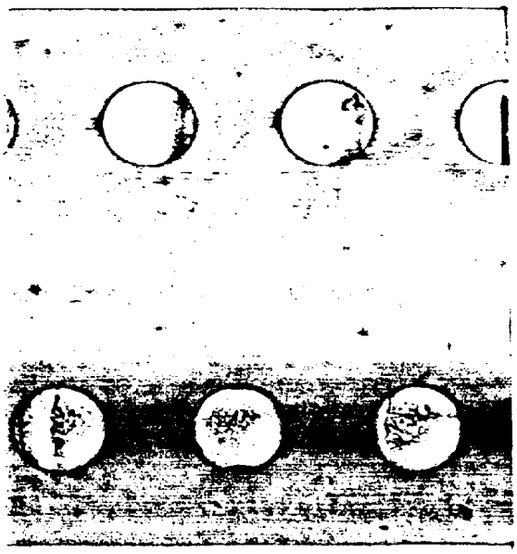
This form compliments of:

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679







OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7923 PAGE 15

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 19700.00
CON TX 65.01
PRFEE 1.00
WDEED 6.00
TOTAL 72.01
CHECK 72.01

08/25/89 01 11:44 0001 9308

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6077.9

IDENTIFI REFERENCE

AUG 25 11 43 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 242532