BOOK 7936 PAGE 626

Map: 104-02-0

Parcel: 154

WARRANTY DEED

Address of New Owner(s)
James B. Mason, IV
2703 Valley Brook Place
Nashville, Tennessee 37215

Send Tax Bills To:
SAME

This Instrument Prepared By:

James D. Jordan
Guenther & Jordan
860 Vanderbilt Plaza
2100 West End Avenue
Nashville, Tennessee 37201

STATE OF TENNESSEE)

COUNTY OF DAVDSON)

The actual consideration or value (whichever is greater) for this transfer is $70,000.00.

James B. Mason IV
Affiant

Subscribed and sworn to before me this 12 day of September, 1989.

JAMES D. JORDAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires: 5/22/93

3984 09/13 0101 03CHECK 241.00

For and in Consideration of the sum of SEVENTY THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), I, Ernest C. Snell have bargained and sold, and by these presents do transfer and convey to James B. Mason, IV, his heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

SEE ATTACHED PROPERTY DESCRIPTION

Being the same property conveyed to W. P. Jones and wife, Emma Jones, by warranty deed from Home Owners Loan Corporation of record in Deed Book 1084, Page 107, Register's Office for Davidson County, Tennessee. Emma Jones became the sole owner of the property upon the death of W. P. Jones. Emma Jones devised the property to Ernest C. Snell by Will of Record in Will Book 167, Page 496, Davidson County Clerk's Office.

This is improved property, known as 221 31st Avenue North, Nashville, Tennessee .

To have and to hold the above described tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to James B. Masaon, IV, his heirs and assigns, forever.

I, Ernest C. Snell, do represent to James B. Masaon, IV, that I am lawfully seized and possessed of the above described land in fee simple; have a good right to convey it, and the same is unencumbered, except as described herein.

I, Ernest C. Snell, do bind myself, my heirs and representatives, to warrant and forever defend the title to the above described land to James B. Masaon, IV, his heirs and assigns, against the lawful claims of all persons.

6553

IDENTIFICATION REFERENCE

SEP 13 11 08 AM '89

DAVIDSON COUNTY, TN

Witness this 12 day of September, 1989.

Ernest C Snell
Ernest C. Snell

The undersigned wife of Ernest C. Snell hereby joins in this conveyance for the purpose of releasing any marital rights she may have in the property conveyed above.

X Edna Snell

STATE OF TENNESSEE)

COUNTY OF DAVDSON)

Personally appeared before me, JAMES D. JORDAN, a Notary Public in and for the above County and State, the within named Ernest C. Snell and wife, 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 12 day of September, 1989.

JAMES D. JORDAN NOTARY PUBLIC

NOTARY PUBLIC

My Commission Expires: 5/22/93

PROPERTY DESCRIPTION

A certain tract or parcel in Davidson County, State of Tennessee, described as follows, to-wit:

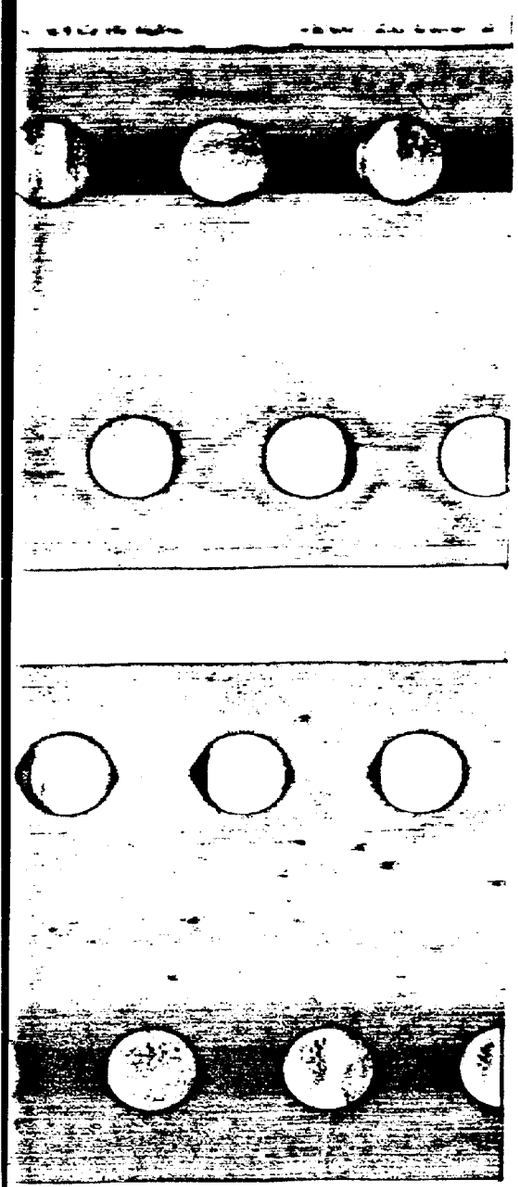
Land in Davidson County, Tennessee, being the northerly part of Lot #28, on the revised map of West End Park, as of record in Book 421, Pages 82 and 83, Register's Office for said county.

Said part of Lot #28 fronts 50 feet on the westerly side of 31st Avenue North or Euclid Avenue and runs back 162 feet, more or less, to an alley and shows 40.2 feet on said alley, and being the same property conveyed to the Home Owners' Loan Corporation by trustee's deed of Elbert Eugene Russell, substitute trustee, dated Feb. 10th, 1937 and of record in Book 1021, Page 468, of the Register's Office of Davidson County, Tennessee.

Subject to the following restrictions which are contained in deed from West End Park to R. L. Bell, trustee, of record in Book 571, Page 465, Register's Office for Davidson County, Tennessee, dated October 6th, 1920, and which shall to run with the land and be binding on the conveyee and all subsequent owners and occupants the property:

1. No dwelling house or residence which costs less than $4,000.00 shall be placed on the property

2. The property is to be used for residence purposes, and no store house or business house is to be erected or maintained on said premises.



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

RECEIVED OF _____

FOR _____

BOOK 7936 PAGE 629

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 70000.00
CON TX 231.00
PRFEE 1.00
WDEED 9.00
TOTAL 241.00
CHECK 241.00

09/13/89 01 11:08 0001 3984

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6553.5

IDENTIFICATION REFERENCE

SEP 13 11 08 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 247984