Box 23

File No: 8426-1

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Address New Owner:	Send Tax Bills To:	Map/Parcel
Beth Ann Gwinn	Same	Map 117-4
2610 Oakland Ave	Mortgagee	Par. 95
Nashville, TN 37212		

WARRANTY DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, JOHN M. NALL, a single person, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said BETH ANN GWINN, a single person, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being the southerly 5 feet of Lot 193 and the northerly 45 feet of Lot 194 on the Belmont Land Company's Plan of Lots called Belmont Heights as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John M. Nall, unmarried, by deed from William G. Wilkins and wife, Ella R. Wilkins of record in Book 7002, Page 256, said Register's Office.

This property is conveyed subject to the Plan of record in Book 421, Page 34, said Register's Office and to all applicable local government planning, building and zoning regulations.

It is agreed and understood that the above-named Grantee assumes and agrees to pay the remaining unpaid balance of a certain Deed of Trust of record in Book 7002, page 256, Register's Office for Davidson County, Tennessee. Said Deed of Trust was assigned of record in Book 7051, page 823, said Register's Office.

This is improved property known as 2610 Oakland Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said BETH ANN GWINN, her heirs and assigns, forever.

AND GRANTOR COVENANTS that he is lawfully seized and possessed of said real estate, in fee simple, that he has a good and valid right to convey it and that the same is unencumbered unless otherwise herein set out.

AND GRANTOR DOES further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said real estate 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 my hand on this 15th day of December, 1989.

John M. Nall

JOHN M. NALL, a single person

8.9.7.9.2.

IDENTIFICATION REFERENCE

Dec 18 9 11 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $102,500.00.

AFFIANT

Sworn to and subscribed before me this 15th day of December, 1989.

NOTARY PUBLIC

My commission expires: 5/22/93.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John, M. Nall, a single person, the bargainor, 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.

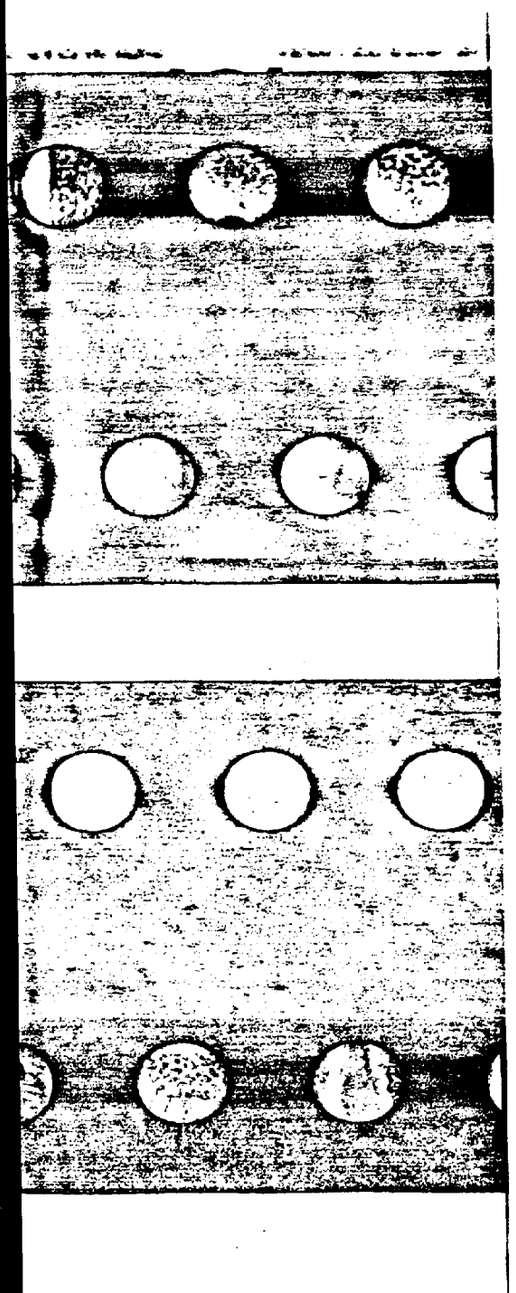
Witness my hand and official seal at Brentwood, Tennessee, this 15th day of December, 1989.

NOTARY PUBLIC

My commission expires: 5/22/93.

Prepared By:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St. B-102
Brentwood, TN 37027

5319 12/18 0101 03CHECK 345.25



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

RECEIVED OF _____

FOR _____

BOOK 8006 PAGE 453

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	102500.00
			CON TX	338.25
			PRFEE	1.00
			WDEED	6.00
			TOTAL	345.25
			CHECK	345.25
12/18/89	01		09:12 0001	5319

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.9.7.9.2

IDENTIFICATION REFERENCE

DEC 18 9 11 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 276477