PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road,
P.O. Box 150157
Nashville, Tennessee 37215-0157
Dav. Co. File: Box 8:
W & I Ref. (jcb) (Title No: 30039)

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 24000.00

Viki M. Branchizio
Affiant

Sworn and subscribed before me this 23rd day of March, 1990.

Notary Public

My Comm. Expires: 9/24/92

ADDRESS NEW OWNER:
Viki M. Branchizio
2300 Cruzen Street
Nashville, TN 37211

MORTGAGEE:
SAME

MAP-PARCEL NUMBERS
118-04-273
6DA-25055

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Audrey D. Dever and Edna D. Pruitt, devisees under the Will of Lola D. Russell,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Viki M. Branchizio,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 244 on the plan of Subdivision of Lot "A" in the Plan of Grandview Heights, of record in Book 161, page 169, Register's Office for said County.

SAID Lot No. 244 fronts 50 feet on the easterly margin of Cruzen Street and extends back between parallel lines, along the southerly margin of Longview Street, 150 feet to an alley.

BEING the same property conveyed to John H. Russell and wife, Lola D. Russell by deed from William R. Shearin and wife, Shirley Freeman Shearin of record in Book 2201, page 558, said Register's Office. John H. Russell has since died. Subsequently Lola D. Russell has died and by Will of record in Will Book 158, page 330, Probate Court Clerk's Office, Davidson County, Tennessee, the above described property was devised to Audrey D. Dever and Edna D. Pruitt.

THE property herein described is subject to the matters shown on the above referenced plan of record.

11399

IDENTIF. REFERENCE

MAR 26 11 13 AM '90

DAVIDSON COUNTY

5522 03/26 0101 03CHECK 86.20

This is improved property, known as: 2300 Cruzen Street, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of March, 1990.

Audrey D. Dever
Audrey D. Dever

Edna D. Pruitt
Edna D. Pruitt

State of Tennessee
County of Davidson

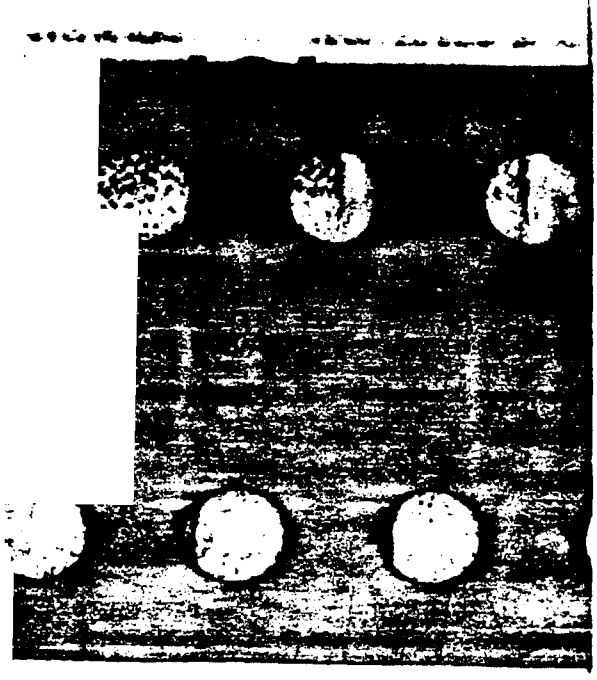
On this 23rd day of March, 1990, before me the undersigned authority, personally appeared Audrey D. Dever and Edna D. Pruitt, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

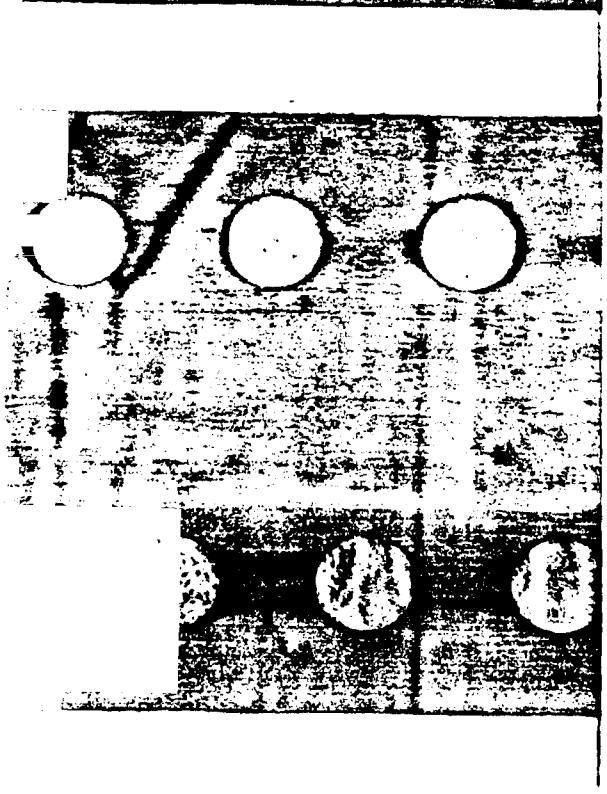
PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/24/92

Notary Public

W&I 1289





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

RECEIVED OF _____

FOR _____

BOOK 8072 PAGE 121

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 24000.00
CDN TX 79.20
PRFEE 1.00
WDEED 6.00
TOTAL 86.20
CHECK 86.20

03/26/90 01 11:14 0001 5522

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13399

IDENTIF. REFERENCE

MAR 26 11 13 AM '90

DAVIDSON COUNTY TN.

No. 303947