Box 14

6406
99-980857-6

FORM NO. WD-1

BOOK 8108 PAGE 667

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,750.00

Janice C. Platt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF May, 19 90.

Rhonda Hutton
Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, 424 Church Street, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janice C. Platt (NAME)	Fidelity Federal Savings & Loan (NAME)	104-07-551
2607-B Blakemore Avenue (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	24W-15160
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, WE, Daniel W. Small, and wife, Nancy C. Small

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janice C. Platt, unmarried

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:

Land in Davidson County, Tennessee, being Lot No. 1B on the Zone Lot Division of Gadsden Place, of record in Book 5200, page 798, amended in Book 7093, page 38, Register's Office for Davidson County, Tennessee, being an amendment to Lots 1 and 2 of the Priscilla Tanner Subdivision, of record in Book 5190, page 792, said Register's Office.

Said Lot No. 1B fronts 27.75 feet on the southerly side of Blakemore Avenue and runs back 229.5 feet on the westerly lot line and a total of 229.75 feet on the easterly lot line to a line in the rear which measures 33.99 feet thereon.

Being the same property conveyed to Daniel W. Small by deed from The Corporeal Group, a Tennessee general partnership as of record in Book 7093, page 41, said Register's Office.

Nancy Small, the spouse of the above named Daniel W. Small, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

This conveyance is made subject to the following:
The Plan of record in Book 5200, page 798, amended in Book 7093, page 38, amending Book 5190, page 792, said Register's Office, shows an Owner's Certificate, a 40 foot minimum building setback line from Blakemore Avenue.
*SEE REVERSE SIDE FOR CONTINUATION

This is unimproved ( ) improved (X) property, known as 2607-B Blakemore Avenue, Nashville, Tennessee 37212
(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 seised 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. Wherever 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 their hand this 10th day of May, 19 90

Daniel W. Small

Nancy C. Small
By: Daniel W. Small
Attorney-in-Fact

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daniel W. Small

the bargainor, 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 10th day of May, 1990.

Rhonda J Utterworth
Notary Public

Commission Expires 9-25-93

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19__.

_____ Notary Public

Commission Expires _____

26 U

WARRANTY DEED

FROM
Daniel W. Small and wife,
Nancy Small

TO
Janice C. Platt, unmarried

MAY 14 2

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

*CONTINUATION
Restrictions contained in instrument of record in Book 6293, page 591, said Register's Office.

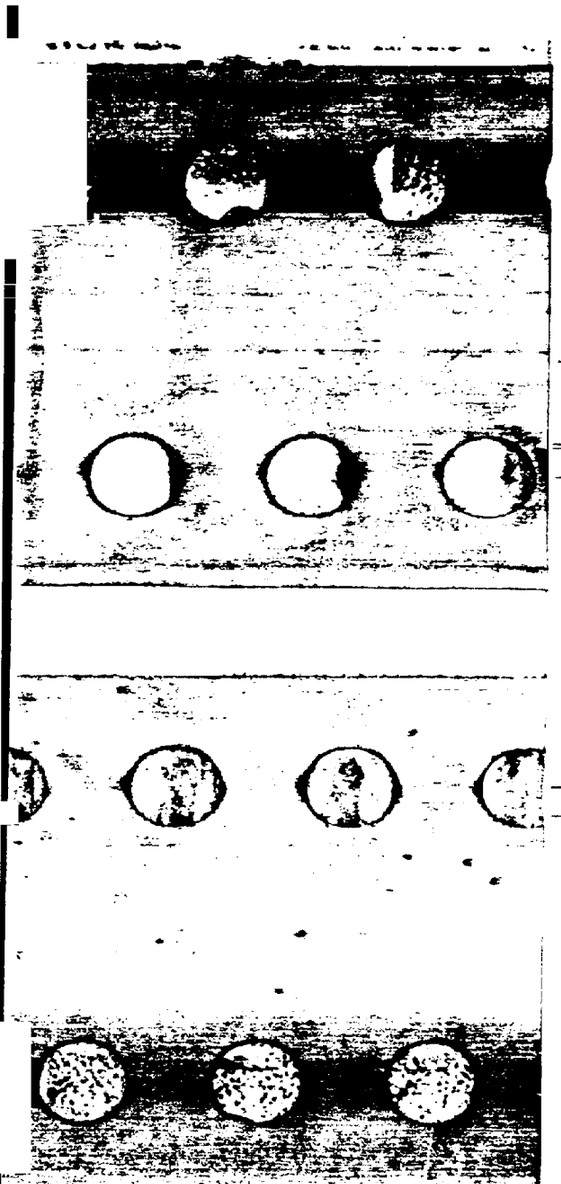
Easements for utility services and party walls for use in common with owners of attached and appurtenant improvements.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Daniel W. Small, with whom I am personally acquainted, 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 of Nancy C. Small, the maker or a constituent of the maker and 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 10th day of May 1990.

My Commission expires: 9-25-93

Rhonda J Utterworth
Notary Public



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 78750.00
CON TX 259.71
PRFEE 1.00
WDEED 6.00
TOTAL 266.71
CHECK 266.71

05/14/90 01 14:57 0001 1433

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26095

IDENTIFICATION REFERENCE

MAY 14 2 56 PM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 318889