Mail

THIS INSTRUMENT PREPARED BY:
WILLIAMS & SMITH, ATTORNEYS
Post Office Box 3079
Nashville, Tennessee 37219-0079

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN
JUN 13 10 36 AM '90

IDENTIFICATION REFERENCE

33651.

WARRANTY DEED

BOOK 8130 PAGE 450

ADDRESS NEW OWNER(S):	PARTY RESPONSIBLE FOR TAXES:	MAP & PARCEL #
Kenneth C. Persons 1411 Benjamin Avenue Nashville, TN 37206	Sovran Bank/ Central South One Commerce Place Nashville, TN 37219	Map # 83.10 Parcel # 386

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, JERRY W. PRESCOTT, Individually, and Executor of the estate of Bynum Stanley Prescott, does hereby transfer and convey unto KENNETH C. PERSONS, UNMARRIED, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the westerly part of Lot No. 5 and the southeasterly part of Lot No. 2 of Block "A" on the Map of Weakly Home Place, as of record in Book 161, Page 131, Register's Office for said County, described as follows:

Beginning at a point in the north margin of Benjamin Avenue (or Street) 229 feet, more or less, east of the easterly margin of North 14th Street, being 10 feet west of the common corner of Lots Nos. 2 and 5 at the southeast corner of the property conveyed to Thomas L. Flynn and wife, by deed of record in Book 1212, Page 157, said Register's Office; thence along Flynn's easterly line, northerly, parallel to the line between Lots Nos. 2 and 5, 150 feet to a point at Flynn's northeast corner in the south line of the property conveyed to O.H. Robinson and wife, by deed of record in Book 522, Page 351, Register's Office; thence along Robinson's southerly line, easterly 10 feet to the line between Lots Nos. 2 and 5 at Robinson's southeast corner; thence with Robinson's easterly line, northerly 100 feet to a point at the common corner of Lots Nos. 2,3,4, and 5; thence with the line between Lots Nos. 4 and 5, easterly 50 feet to a point, the northwest corner of the property conveyed to S.E. Vaughn and wife, by deed of record in Book 1169, Page 60, said Register's Office; thence with Vaughns westerly line, southerly 250 feet to the north margin of Benjamin Avenue (or Street); thence with the margin of the same, westerly 60 feet to the point of beginning.

Being the same property conveyed to Bynum Stanley Prescott, and wife, Lois L. Barnes Prescott by deed from Paul G. Goostree and wife, Virginia C. Goostree, of record in Book 4527, Page 163, Register's Office, and to Stanley Prescott by Final Decree in the Circuit Court for Davidson County, Tennessee, of record in Book 5742, Page 344, Register's Office for Davidson County, Tennessee. The said Bynum Stanley Prescott having died on September 23, 1989 leaving a Last Will and Testament of record in Will Book 171, Page 77, Probate Court Clerk's Office of Davidson County, Tennessee, whereby he devised the herein described property to Jerry W. Prescott.

This land is improved property known as 1411 Benjamin Avenue, Nashville, Tennessee, 37206.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said KENNETH C. PERSONS, his heirs, successors and assigns forever.

The undersigned covenants with the said KENNETH C. PERSONS that he is lawfully seized and possessed of said real property in fee simple; has a good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1990 which are prorated to the date of closing and assumed by the Grantee.

2. Matters set forth on the Plan of record in Book 162, Page 131, Register's Office for Davidson County, Tennessee.

Except as set forth above, the undersigned does further covenant and bind himself, and his heirs, successors and assigns to warrant and forever defend the title to said land to the said KENNETH C. PERSONS, his heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 12 day of June, 1990.

Jerry W. Prescott

JERRY W. PRESCOTT, Individually, and Executor of the estate of Bynum Stanley Prescott.

0078 06/13 0101 03CHECK 117.88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth L. Barnard, a Notary Public in and for said State and County, Jerry W. Prescott, Individually and Executor of the estate of Bynum Stanley Prescott, the within named 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 Nashville, Tennessee this 13th day of June, 1990.

Elizabeth L. Barnard

NOTARY PUBLIC

My Commission Expires: 1/23/94

ELIZABETH L. BARNARD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $33,600.00.

Kenneth C. Persons

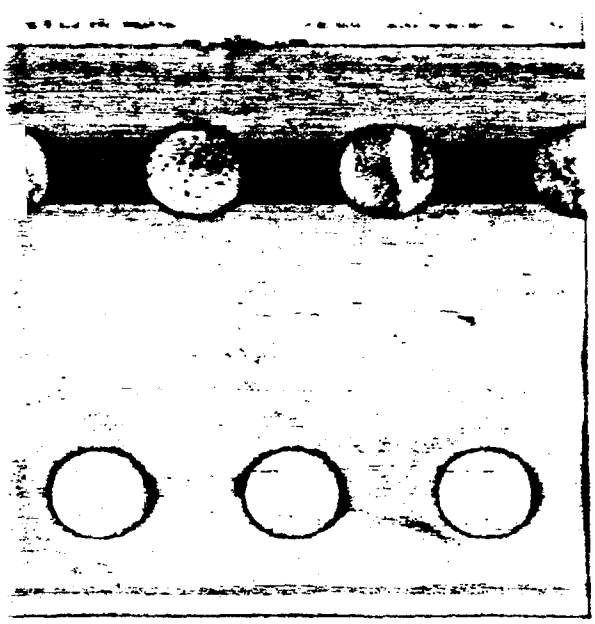
KENNETH C. PERSONS

Sworn to and subscribed before me this 13th day of June, 1990.

Elizabeth L. Barnard

NOTARY PUBLIC
My Commission Expires: 1/23/94

ELIZABETH L. BARNARD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE



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

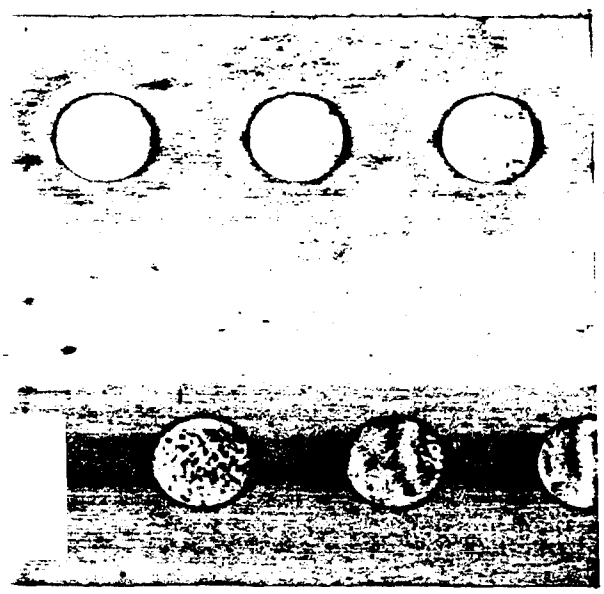
RECEIVED OF _____

FOR _____

BOOK 8130 PAGE 452

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 33600.00
CON TX 110.88
PRFEE 1.00
WDEED 6.00
TOTAL 117.88
CHECK 117.88

06/13/90 01 10:36 0001 0078

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3365 I.

IDENTIFICATION REFERENCE

JUN 13 10 36 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 327731