Mail

Prepared by Jefferson H. Ockerman, Esq., 150 Second Ave.,N.,Nashville, TN 37201 (615) 244-9410

WARRANTY DEED

Address New Owners as Follows:	Send Tax Bill To:	Map-Parcel Number
Jewell B. Ferrell	Same	105-10
Martha Leigh Ferrell		312
755 Benton Avenue		
Nashville, Tennessee 37201		BOOK 8166 PAGE 263

FOR AND IN CONSIDERATION OF THE SUM OF Ninety-Nine Thousand Six Hundred and 24/100 Dollars ($99,600.24), the receipt of which is hereby acknowledged, Stephen Elliott Heyward and wife, Janet B. Heyward ("Grantor") has bargained and sold and by these presents does hereby grant and convey unto Jewell B. Ferrell and Martha Leigh Ferrell ("Grantee") as tenants-in-common, their heirs and assigns forever, the following described real property located in Davidson County, Tennessee, to wit:

Lot No. 4 of Block 8 on the Map showing the Subdivision of Block 1 through 8 inclusive, in Yarbrough's Subdivision of Woodland, as of record in Book 57, page 155, Register's Office, Davidson County, Tennessee.

Said Lot No.4 fronts 98 1/2 feet on the south side of Benton Avenue, and runs back between lines 165 feet on the east line of Lot No.4 and along the west line of Lot No. 3 and runs 177 feet more or less on the west side of Lot No.4 and the east side of a 15' alley to an alley in the rear on which it measures 12 feet more or less.

Being the same property conveyed to Stephen Elliott Heyward, unmarried, by deed from JoAnn Welch Jennings of record in Book 6437, page 436, Register's Office of Davidson County, Tennessee, and being the same property conveyed to Stephen Elliott Heyward and wife, Janet B. Heyward by quitclaim deed from Stephen Elliott Heyward of record in Book 7557, page 598, said Register's Office.

TO HAVE AND TO HOLD said real property above-described, together with the privileges and appurtenances, estate, title and interest belonging to the said Grantee, their heirs and assigns forever, in fee simple with covenant of general warranty; and Grantor for Grantee's heirs and assigns does covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to sell and convey the same to Grantee, and that the same is unencumbered except for matters of record. Grantee is assuming the first deed of trust note secured by that deed of trust of record at Deed Book 7557, page 600 dated May 10, 1988. Grantor further covenants and binds themselves, their heirs and assigns, to warrant and forever defend the title to said real estate to said Grantee, their heirs and assigns, against the lawful claims of all persons.

This is improved property known as 755 Benton Avenue, Nashville, Tennessee 37204.

WITNESS the signatures below this 1st day of August, 1990.

Stephen Elliott Heyward by Janet B. Heyward
Stephen Elliott Heyward
by his attorney-in-fact, Janet B. Heyward

Janet B. Heyward
Janet B. Heyward

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jefferson H. Ockerman, Notary Public in and for said County and State, the within-named Janet B. Heyward, acting as attorney-in-fact for Stephen Elliott Heyward and also on her own behalf, the bargainors, with whom I am personally acquainted, and who acknowledged that she executed the within instrument as attorney-in-fact for Stephen Elliott Heyward and on her own behalf for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of August, 1990.

Jefferson H. Ockerman
Notary Public

My Commission Expires: 11/16/91

The actual consideration or value whichever is greater, for this transfer is $99,600.24.
Subscribed and sworn to before me, this the 1st day of August, 1990.

Janet B. Heyward
Jefferson H. Ockerman
Notary Public

My Commission Expires: 11/16/91

46413

Aug 2 1 09 PM '90

6398 08/02 0101 03CHECK 335.68

BOOK 8166 PAGE 264

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8166 PAGE 265

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
				9960000.24
				CON TX 328.68
				PRFEE 1.00
				WDEED 6.00
				TOTAL 335.68
				CHECK 335.68
08/02/90		01		13:12 0001 6399

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46415

IDENTIFICATION

AUG 21 09 PM '90

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TENNESSEE

No. 342869