BOOK 8272 PAGE 306

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
Mail: 333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

RALPH H. DRAKE ET UX
1332 Dickerson Rd S
Goodlettsville, TN 37072

MAP/PARCEL NUMBER:

MAP 072-02-0
PARCEL 031

SEND TAX BILLS TO:

SAME

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00, THIS 8TH DAY OF JANUARY, 1991.

Ralph H. Drake
AFFIANT

Subscribed and sworn to me, this the 8TH day of JANUARY, 1991.

Louise C. Street
Notary Public
My commission expires: 5 APR -92

84673

IDENTIF. REFERENCE

JAN 8 8 55 AM '91

DAVIDSON COUNTY TN.

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, LOUISE MILLER STREET, UNMARRIED, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said RALPH H. DRAKE ET UX, RUBYE A. DRAKE, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1035 IVERSON STREET, NASHVILLE, TN.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

GRANTEES, THEIR successors, heirs and assigns forever, I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MYSELF and MY heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 8TH day of JANUARY, 1991.

Louise Miller Street

LOUISE MILLER STREET

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOUISE MILLER STREET, UNMARRIED, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 8TH day of JANUARY, 1991.

Denise C. Ellis

notary public

My commission expires: 5-11-92

EXHIBIT 'A'

Land in Davidson County, Tennessee, near Nashville, being Lot NO. 97 on the Map of Maynor Place, of record in Book 843, page 24, Register's Office for said County.

Said Lot NO. 97 fronts 60 feet on the Northerly side of Iverson Avenue and runs back between lines 203 feet on the west line and 209.5 feet on the east line to a dead line in the rear on which it measures 60-1/4 feet.

Being the same property conveyed to Charles S. Miller et ux, Bettie I. Miller, by Warranty Deed from Hassell H. Brush et ux, Ann Brush, of record in Book 1815, page 246, Register's Office for Davidson County, Tennessee, the said Charles S. Miller having died on June 28, 1978, the property vested solely in his widow, Bettie I. Miller. Bettie I. Miller died on December 10, 1987, intestate, and by operation of law, the property vests solely in her only heir, her daughter, Louise Miller Street, the Grantor herein. (See Affidavit of Heirship dated September 18, 1990, of record in Book 8239, page 515, Register's Office for Davidson County, Tennessee.)

EXHIBIT 'B'

1. Real property taxes for 1991 and all future years.

2. All matters set forth on Plat of record in Book 843, page 24, Register's Office for Davidson County, Tennessee.

3. 20-foot sewer easement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4275, page 285, Register's Office for Davidson County, Tennessee.

3849 01/09 0101 03CHECK 76.00

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 20000.00
				CON TX 66.00
				PRFEE 1.00
				WDEED 9.00
				TOTAL 76.00
				CHECK 76.00
			01/09/91 01	08:54 0001 3849

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

84673

IDENTIF. TREFERENCE

JAN 9 C 55 AM '91

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 387742