THIS INSTRUMENT PREPARED BY:

WATTS, UNDERWOOD & RUBENFELD, ATTORNEYS
2000 Richard Jones Road, Suite 150
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this, transfer is $34,900.00.

Albert D. Briggs
Affiant

Subscribed and sworn to before this 23rd day of May, 1991.

Notary Public

My Commission Expires: 12-23-94

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Address New Owner:	Send Tax Bills to:	Map/Parcel Nos.
ALBERT D. BRIGGS 612 S. 16th Street Nashville, Tennessee 37206	FIRST TENNESSEE BANK P.O. Box 1000 Dept. 47 Memphis, Tennessee 38148	MAP 94-1 PARCEL 404 05/24 0101 03CHECK 122.17

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THIRTY FOUR THOUSAND NINE HUNDRED AND 00/100 DOLLARS ($34,900.00), cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, **MABEL RUTH BENNETT, unmarried,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **ALBERT D. BRIGGS, unmarried,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 95-B on the Resubdivision of Lot No. 95 of Shelby Villge No. II, as of record in Book 3106, page 7, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the West margin of South 16th Street at the concrete monument at the common corner of Lot No. 79, Shelby Village No. II, as of record in Book 1835, page 48, said Register's Office, and Lot No. 95-B as above shown; thence along the line of said lots, West 75.0 feet to a concrete monument at the corner of Lot No. 95-B and Lot No. 94; thence with the line between said lots, in a northwesterly direction 46.0 feet to the corner of Lots 95-A and 95-B on the Revised Plan; thence with the line between said lots, northerly 111.6 feet to a point in the line of Lot No. 96 of Shelby Village No. II, in Book 1835, page 48; thence with the line between said lots, easterly 53.90 feet to the West margin of South 16th Street; thence with said Street, South 121.0 feet to the point of beginning.

BEING the same property conveyed to Arvil H. Bennett and wife, Mable Ruth Bennett, by deed from Thomas J. Mason and wife, Jean K. Mason, of record in Book 3403, page 475, Register's Office for Davidson County, Tennessee; the said Arvil H. Bennett having since died.

This is improved property known as 612 S. 16th Street, Nashville, Tennessee 37206.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

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, his heirs and assigns, forever; and I do covenant with the said GRANTEE that I am lawfully seized 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

IN WITNESS WHEREOF I have hereunto set my hand on this the 23rd day of May, 1991.

Mable Ruth Bennett
MABLE RUTH BENNETT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MABLE RUTH BENNETT, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of May, 1991.

Notary Public

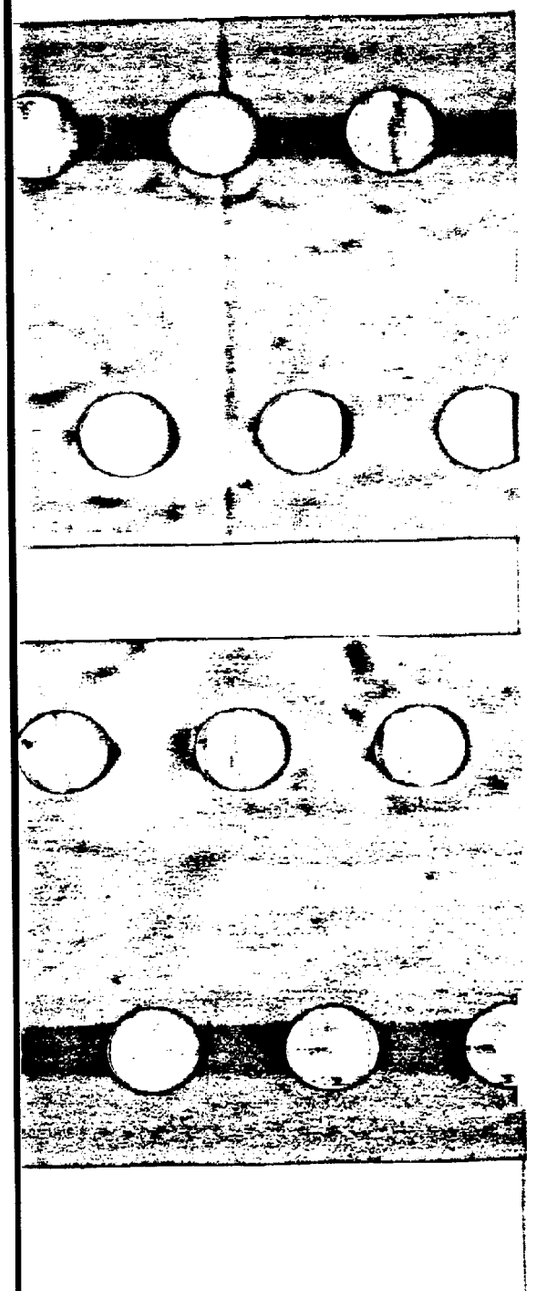
My Commission Expires:
2-4-94

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

IDENTIFICATION REFERENCE

MAY 24 10 18 AM '91

1683.1



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

RECEIVED OF _____

FOR _____

BOOK 8358 PAGE 857

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 34900.00
CON TX 115.17
PRFEE 1.00
WDEED 6.00
TOTAL 122.17
CHECK 122.17

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/24/91 01 10:20 0001 5073

1 6 8 3 1

IDENTIFICATION REFERENCE

MAY 24 10 18 AM '91

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 424638