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 $89,000.00.

Affiant

Subscribed and sworn to before me this 31st day of July, 1991.

Notary Public

My Commission Expires: 3-4-94

36937

IDENTIFICATION REFERENCE

AUG 6 8 46 AM '91

MAIL ENV.

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
B. SCOTT TROXEL and LORI A. TROXEL 2912 Oakland Avenue Nashville, Tennessee 37212	FIRST TENNESSEE BANK P.O. Box 1000 Dept. 47 Memphis, Tennessee	MAP 117-08 PARCEL 111 24W 01450

BOOK 8414 PAGE 268

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY NINE THOUSAND AND 00/100 DOLLARS ($89,000.00), cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, **JO ANN DEVANE, MARY ELIZABETH HUDSON, JOHN J. GLENNON, JR., EDWARD JOSEPH GLENNON, III, MICHAEL SEAN GLENNON, KATHLEEN TERESA GLENNON and OWEN NICHOLAS GLENNON, the Heirs at Law of Bettie Brown Glennon,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **B. SCOTT TROXEL and wife, LORI A. TROXEL,** 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:

BEING the north 12.0 feet front of Lot No. 18 and the south 39.0 feet front of Lot No. 19 on the Map of Belmont Terrace, of record in Book 421, page 101, Register's Office for Davidson County, Tennessee.

SAID parts of Lots Nos. 18 and 19 front together 51.0 feet on the easterly side of Oakland Avenue and run back between lines, 171.0 feet, more or less, to an alley.

BEING the same property conveyed to John J. Glennon and wife, Bettie Brown Glennon, by deed from Joseph T. Hester and wife, Marjorie Ferebee Hester, of record in Book 1715, page 141, Register's Office for Davidson County, Tennessee; the said Bettie Brown Glennon having since died testate, being predeceased by John J. Glennon, devising the herein described property to her children, Jo Ann Devane, Mary Elizabeth Hudson, John J. Glennon, Jr., Edward Joseph Glennon, III, Michael Sean Glennon, Kathleen Teresa Glennon and Owen Nicholas Glennon, by her Will of record in Will Book 174, page 675, in the Probate Court Clerk's Office for Davidson County, Tennessee.

This is improved property known as 2912 Oakland Avenue, Nashville, Tennessee 37212.

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.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantees.

2. Matters shown on the Plan of Belmont Terrace, of record in Book 421, page 101, Register's Office for Davidson County, Tennessee.

3. Easement of record in Book 5689, page 301, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 31st day of July, 1991.

Jo Ann Devane
by Mary Elizabeth Hudson atty in fact
JO ANN DEVANE

John J. Glennon Jr.
by Mary Elizabeth Hudson atty in fact
JOHN J. GLENNON, JR.

Michael Sean Glennon
by Mary Elizabeth Hudson atty in fact
MICHAEL SEAN GLENNON

Owen Nicholas Glennon
by Mary Elizabeth Hudson atty in fact
OWEN NICHOLAS GLENNON

Mary Elizabeth Hudson
MARY ELIZABETH HUDSON

Edward Joseph Glennon III
by Mary Elizabeth Hudson atty in fact
EDWARD JOSEPH GLENNON, III

Kathleen Teresa Glennon
by Mary Elizabeth Hudson atty in fact
KATHLEEN TERESA GLENNON

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 MARY ELIZABETH HUDSON, 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 31st day of July, 1991.

Notary Public

My Commission Expires:
1-23-94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 31st day of July, 19 91, before me, Mirtha A Watts, a Notary Public in and for said County and State, personally appeared MARY ELIZABETH HUDSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JO ANN DEVANE, and acknowledged that she executed the same as the free act and deed of the said JO ANN DEVANE.

WITNESS my hand and seal this 31st day of July, 1991.

Notary Public

My Commission Expires:
1-23-94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 31st day of July, 19 91, before me, MITCHELL A. WATTS, a Notary Public in and for said County and State, personally appeared MARY ELIZABETH HUDSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOHN J. GLENNON, JR., and acknowledged that she executed the same as the free act and deed of the said JOHN J. GLENNON.

WITNESS my hand and seal this 31st day of July, 1991.

Notary Public

My Commission Expires:

1-23-94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 31st day of July, 19 91, before me, MITCHELL A. WATTS, a Notary Public in and for said County and State, personally appeared MARY ELIZABETH HUDSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of EDWARD JOSEPH GLENNON, III, and acknowledged that she executed the same as the free act and deed of the said EDWARD JOSEPH GLENNON, III.

WITNESS my hand and seal this 31st day of July, 1991.

Notary Public

My Commission Expires:

1-23-94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 31st day of July, 19 91, before me, MITCHELL A. WATTS, a Notary Public in and for said County and State, personally appeared MARY ELIZABETH HUDSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MICHAEL SEAN GLENNON, and acknowledged that she executed the same as the free act and deed of the said MICHAEL SEAN GLENNON.

WITNESS my hand and seal this 31st day of July, 1991.

Notary Public

My Commission Expires:

1-23-94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 31st day of July, 19 91, before me, MITCHELL A. WATTS, a Notary Public in and for said County and State, personally appeared MARY ELIZABETH HUDSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KATHLEEN TERESA GLENNON, and acknowledged that she executed the same as the free act and deed of the said KATHLEEN TERESA GLENNON.

WITNESS my hand and seal this 31st day of JULY, 1991.

Notary Public

My Commission Expires:

2-23-94

BOOK 8414 PAGE 271

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 31st day of JULY, 1991, before me, MITCHELL A. WATTS, a Notary Public in and for said County and State, personally appeared MARY ELIZABETH HUDSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of OWEN NICHOLAS GLENNON, and acknowledged that she executed the same as the free act and deed of the said OWEN NICHOLAS GLENNON.

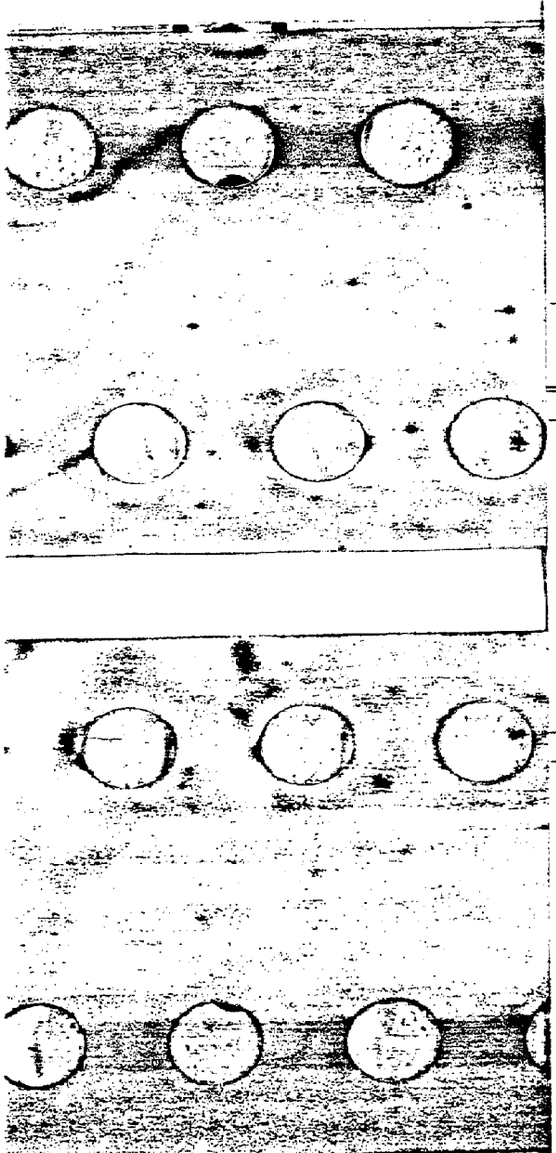
WITNESS my hand and seal this 31st day of JULY, 1991.

Notary Public

My Commission Expires:

2-23-94

1069 08/06 0101 03CHECK 342.30



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8414 PAGE 272

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 89000.00
CON TX 329.30
PRFEE 1.00
WDEED 2.00
ERR CO
WDEED 2.00-
WDEED 12.00
TOTAL 342.30
CHECK 342.30

08/06/91 01 08:47 0001 1069

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 6 9 3 7

IDENTIFICATION REFERENCE

AUG 6 8 46 AM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 447647