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This Instrument Was Prepared By:
Alfred E. Abbey, Esq.
Trabue, Sturdivant & DeWitt
25th Floor, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

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Address New Owner(s):
June C. Deal
2133 Utopia Avenue
Nashville, TN 37211

Send Tax Bills to:
New Owner

Tax Information:
Map: 105-16
Parcels: 123 & 131

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, including the agreement by the Grantee to assume and pay the unpaid principal balance of and future interest on the indebtednesses secured by that certain deed of trust of record in Book 6769, page 330, Register's Office for Davidson County, Tennessee, as amended by instrument of record in Book 6929, page 489, Register's Office for Davidson County, Tennessee, (as to Parcel One) and by that certain deed of trust of record in Book 7345, page 488, Register's Office for Davidson County, Tennessee (as to Parcel Two), the receipt of which is hereby acknowledged, **CARROLL B. CORDELL** and wife, **TERESA A. CORDELL**, (the "Grantors"), have this day bargained and sold, and do hereby transfer and convey to **JUNE C. DEAL**, a widow (the "Grantee"), her heirs and assigns, their undivided fifty (50%) percent interest in those tracts or parcels of land described as follows:

PARCEL ONE

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Corinne Place, as of record in Book 332, page 1, Register's Office for Davidson County, Tennessee.

Said Lot No. 66 fronts 50 feet on the westerly side of Utopia Avenue and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Wendell D. Deal and wife, June C. Deal, and Carroll B. Cordell and wife, Teresa A. Cordell, as tenants in common, by deed from Timothy S. Comperry, of record in Book 6653, page 717, Register's Office for Davidson County, Tennessee, the said Wendell D. Deal having since died.

PARCEL TWO

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Corinne Place, as of record in Book 332, page 1, Register's Office for Davidson County, Tennessee.

Said Lot No. 68 fronts 50 feet on the westerly side of Utopia Avenue and runs back between parallel lines with the southerly margin of Edison Street, 165 feet to an alley.

Being the same property conveyed to Carroll B. Cordell and wife, Teresa A. Cordell, (tenants by the entirety as to a ½ undivided interest) and Wendell D. Deal and wife, June

C. Deal, (tenants by the entirety as to a ½ undivided interest) by deed from John Robert Mitchell and wife, Gladys Wooten Mitchell of record in Book 7345, page 485, Register's Office for Davidson County, Tennessee, the said Wendell D. Deal having since died.

SUBJECT TO:

(a) State and County taxes for the year 1991, which have been prorated and assumed by the Grantee.

(b) All matters appearing on the Plan of Corinne Place of record in Plat Book 332, page 1, Register's Office for Davidson County, Tennessee.

(c) Deed of Trust to Barry W. Bedford, Trustee, of record in Book 6769, page 330, Register's Office for Davidson County, Tennessee. Said Deed of Trust having been amended and modified by instrument of record in Book 6929, page 489, Register's Office for Davidson County, Tennessee (as to Parcel One).

(d) Deed of Trust to William T. Berry, Trustee, of record in Book 7345, page 488, Register's Office for Davidson County, Tennessee (as to Parcel Two).

Parcel One is improved property located at 2133 Utopia Avenue, Nashville, Tennessee 37211.

Parcel Two is unimproved property located at 2137 Utopia Avenue, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and her heirs and assigns, forever.

AND Grantors covenant that they are lawfully seized and possessed of an undivided fifty (50%) percent interest in said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out above. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to said Grantee, her heirs and assigns against the lawful claims of all persons.

It is the intent of this deed to vest the entire fee simple title to the above described Parcels One and Two in the Grantee, the said Grantee and the Grantors having each owned an undivided fifty percent (50%) interest in said Parcels One and Two prior to the delivery of this deed.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 16 day of August, 1991.

CARROLL B. CORDELL

TERESA A. CORDELL

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, Carroll B. Cordell and Teresa A. Cordell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of August, 1991.

Notary Public

My Commission Expires: 1/23/93

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $86,432.12.

Affiant

Subscribed and sworn to before me,
this 16th day of August, 1991.

Notary Public

My Commission Expires: 1/23/93

3973.3

IDENTIFICATION

AUG 16 3 29 PM '91

-3-

7:BGR0809914.HA

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	86432.12
CDN TX	319.68
PRFEE	1.00
WDEED	9.00
TOTAL	329.68
CHECK	329.68

01 15:31 0001 4339

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3973.3

IDENTIFT REFERENCE

Aug 16 3 29 PM '91

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

No. 450871