THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
James A. Singleton, Sr.
2425 Bellevue Manor Drive
Nashville, TN 37221

MORTGAGEE:
None

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map 103-4
Parcel 76
FB# 25W-02305

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jesse L. Brewington, Executor of the Estate of Ruby L. Myatt, deceased,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **James A. Singleton, Sr. and wife, Dorothy Louise Singleton,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidon County, State of Tennessee, described as follows, to wit:

> Being Lot No. 110 of Block 6 on the Plan of the Charlotte Park Company's First Addition to Nashville, as of record in Book 57, page 103, Register's Office for said County.
>
> Said Lot No. 110 fronts 50 feet on the southerly side of Idaho Avenue and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Earl H. Myatt and wife, Ruby B. Myatt, by deed from James N. Spence, Jr. and wife, Virginia Lavergne Spence, as of record in Book 1971, page 493, Register's Office for Davidson County, Tennessee. The said Earl H. Myatt predeceased Ruby B. Myatt leaving her as the surviving tenant by the entirety.
>
> For the purpose of this conveyance the said Ruby L. Myatt and Ruby B. Myatt are one and the same.

This is improved property known as 4209 Idaho Avenue, Nashville, Tennessee 37209.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, and easements, covenants and conditions as shown on the Plan of record in Plat Book 57, page 103, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantee.

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; and we do covenant with the said Grantees that we are 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 we do

further covenant and bind ourselves, our 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. 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.

Witness our hands this 16th day of September, 1991.

Jesse L Brewington Executor
JESSE L. BREWINGTON, EXECUTOR

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jesse L. Brewington, Executor of the Estate of Ruby L. Myatt, deceased**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained, and who further acknowledged that he is the Executor of the Estate of Ruby L. Myatt and is authorized to execute this instrument on behalf of the Estate of Ruby L. Myatt.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 16th day of September, 1991.

Alan Robinson
NOTARY PUBLIC

My Commission Expires: 10-6-91

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $20,000.00.

Daniel A. Singleton Jr.
AFFIANT

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

Alan Robinson
NOTARY PUBLIC

My Commission Expires: 10-6-91

47435

STATE OF TENNESSEE
SEP 17 10 13 AM '91

1504 09/17 0101 03CHECK 81.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8443 PAGE 958

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	20000.00
			CON TX	74.00
			PRFEE	1.00
			WDEED	6.00
			TOTAL	81.00
			CHECK	81.00
09/17/91	01		10:14 0001	1504

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 7 4 3 5

IDENTIFICATION REFERENCE

SEP 17 10 13 AM '91

No. 459735