THIS INSTRUMENT PREPARED BY: Mail

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 $59,500.00.

Beth A. Barnard
Affiant

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

Notary Public

My Commission Expires: 1-28-94

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
BETH A. BARNARD 4511 Park Avenue Nashville, Tennessee 37206	FIRST TENNESSEE BANK P.O. Box 1000 Dept. 47 Memphis, Tennessee 38148	MAP 91-16 PARCEL 46 BOOK 8448 PAGE 696

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY NINE THOUSAND FIVE HUNDRED AND 00/100 ($59,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, **SUSAN S. RICHARDS, unmarried and ALICE E. SPELLMAN, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **BETH A. BARNARD, unmarried,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 410 of Block 18, Plan No. 1 of the Charlotte Park Company's First Addition, of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

SAID Lot No. 410 fronts 50.0 feet on the southerly side of Park, formerly First, Avenue and extends back between parallel lines 150.0 feet to an alley.

BEING the same property conveyed to Susan S. Richards and Alice E. Spellman by deed from Margaret D. Gaddis of record in Book 5159, page 853, Register's Office for Davidson County, Tennessee.

This is improved property known as 4511 Park Avenue, Nashville, Tennessee 37209.

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, her heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEE 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 Grantee.

2. Matters, if any, shown on the Plan of Charlotte Park Company's First Addition, of record in Book 57, page 103, 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 GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 23 day of September, 1991.

Susan S. Richards
SUSAN S. RICHARDS

Alice E. Spellman
ALICE E. SPELLMAN

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 SUSAN R. RICHARDS, 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 September, 1991.

Notary Public

My Commission Expires:
1-23-94

BOOK 8448 PAGE 697
3444 09/24 0101 03CHECK 227.15

STATE OF Indiana
COUNTY OF Vigo)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ALICE E. SPELLMAN, 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 16 day of September, 1991.

Notary Public

My Commission Expires:
7-6-1995

4915

SEP 24 9 50 AM '91

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8448 PAGE 698

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	59500.00
CON TX	220.15
PRFEE	1.00
WDEED	6.00
TOTAL	227.15
CHECK	227.15

09/24/91 01 09:50 0001 3444

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4911 5.

TICOR TITLE REFERENCE

SEP 24 9 50 AM '91

No. 461637