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 $71,500.00.

Affiant

Subscribed and sworn to before me this 17th day of September, 1991.

Notary Public

My Commission Expires: 4/25/94

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
JON MARK IVEY and wife JANET LEE IVEY 1425 Benjamin Street Nashville, Tennessee 37206	FIRST TENNESSEE BANK P.O. Box 1000 Dept. 47 Memphis, Tennessee 38148	MAP 83-2 PARCEL 133 27W 15880

BOOK 8452 PAGE 765

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY ONE THOUSAND FIVE HUNDRED AND 00/100 ($71,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, **CARLA S. ROSS, unmarried,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **JON MARK IVEY and wife, JANET LEE IVEY,** 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 easterly 30.0 feet of Lot No 72 and the westerly 30.0 feet of Lot No. 71 on the Plan of Subdivision of Lots Nos. 8 and 10, etc., of Block A, 13 and 14, Block B and all the Block C in the Subdivision of the Weakley Home Place, of record in Book 547, page 12, Register's Office for Davidson County, Tennessee.

SAID portions of Lots Nos. 71 and 72 adjoin and together front 60.0 feet on the northerly margin of Benjamin Street and extend back between parallel lines a distance of 250.0 feet to a dead line in the rear.

BEING the same property conveyed to Carla S. Ross, unmarried, by deed from John C. Beene, Jr. and wife, Katherine P. Beene, of record in Book 7271, page 22, Register's Office for Davidson County, Tennessee.

This is improved property known as 1425 Benjamin Street, Nashville, Tennessee 37206.

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.

GRANTOR COVENANTS with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has 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 the Subdivision of Lots Nos. 8 and 10, etc., of Block A, 13 and 14, Block B and all the Block C in the Subdivision of the Weakley Home Place, of record in Book 547, page 12, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and bind herself, her 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 I have hereunto set my hand on this the 27th day of September, 1991.

Carla S. Ross
CARLA S. ROSS

BOOK 8452 PAGE 766

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 CARLA S. ROSS, 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 27th day of September, 1991.

Notary Public

My Commission Expires:

10/23/94

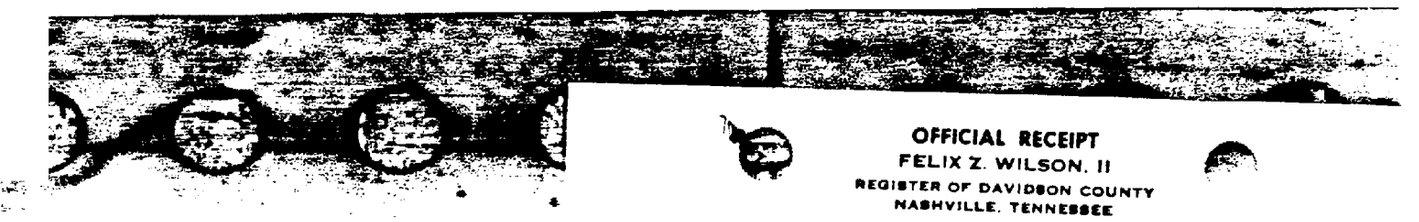
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

5.0 5 4.3

IDENTIFICATION REFERENCE

SEP 30 11 10 AM '91

5134 09/30 0101 03CHECK 271.55



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

RECEIVED OF _____

FOR _____

BOOK 8452 PAGE 767

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 71500.00
CON TX 264.55
PRFEE 1.00
WDEED 6.00
TOTAL 271.55
CHECK 271.55

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/30/91 01 11:10 0001 5134

5 0 5 4 3

IDENTIFICATION REFERENCE

SEP 30 11 10 AM '91

FELIX Z. WILSON, II REGISTER

No. 463301