WARRANTY DEED

THIS INSTRUMENT PREPARED BY:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
PREPARED BY & RETURN TO: PAUL W. BROWN, ATTORNEY 6060 POPLAR AVE., SUITE 440 MEMPHIS, TENNESSEE 38119 82641 CIC263078	ROSCOE STUART BIVIN (NAME) 1311 SIXTH AVENUE NORTH (STREET ADDRESS) NASHVILLE, TENNESSEE 37212 (CITY) (STATE) (ZIP)	MAP 82-9 PARCEL 42

BOOK 8459 PAGE 287

THIS INDENTURE, made and entered into this 4th day of October, 19 91, by and between PERRY N. WILSON, unmarried

party of the first part, and

ROSCOE STUART BIVIN, unmarried

party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in NASHVILLE County of DAVIDSON State of Tennessee,

Land in Davidson County, Tennessee, being Lot No. 24 on the map of North Nashville Realty Company's Plan of Lots, of record in Book 21, Page 105, Register's Office for said County.

Said Lot No. 24 fronts 50 feet on the westerly side of Sixth Avenue North and runs back between lines 174 feet 4 inches on the north line and 173 feet 9 inches on the south line to an alley, on which it measures 50 feet.

Being the same property conveyed to Perry N. Wilson, unmarried, by deed from Gary S. Musick, and wife, Ellen Massie Musick, of record in Book 7070, Page 463, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby convenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

A VENDOR'S LIEN IS RETAINED BY THE GRANTOR TO SECURE THE PAYMENT OF THE BALANCE OF THE PURCHASE PRICE WHICH IS ALSO SECURED BY A DEED OF TRUST OF EVEN DATE HEREWITH. A RELEASE OF THE PURCHASE MONEY DEED OF TRUST SHALL ALSO OPERATE AS A RELEASE OF THE VENDOR'S LIEN.

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Oct 7 11 18 AM '91 ... 26 1 5

PERRY N. WILSON

0830 10/07 0101 03CHECK 188.30

INDIVIDUAL

STATE OF TENNESSEE,
COUNTY OF SHELBY.

Personally appeared before me, PAUL W. BROWN, a Notary Public of said County and State, PERRY N. WILSON, unmarried, the within named 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 instrument for the purposes therein contained.

Witness my hand, at office, this 3rd 4th day of October, 19 91.

My Commission Expires 29th day of December, 19 91

Notary Public

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ 49,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair arm voluntary sale.

Affiant

Subscribed and sworn to before me this 4th day of October, 19 91

NOTARY PUBLIC

My commission expires 1-23-93

PROPERTY ADDRESS:

1311 SIXTH AVENUE NORTH
NASHVILLE, TENNESSEE 32712

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in this Document Unsatisfactory When Received.

F 1890 R. 8/86

Chicago Title Insurance Company
61 Adams Ave.
Memphis, Tennessee 38103

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	49000.00
CON TX	181.30
PRFEE	1.00
WDEED	6.00
TOTAL	188.30
CHECK	188.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/07/91 01 11:20 0001 0830

5.26 I.S.

IDENTIFICATION REFERENCE

OCT 7 11 10 AM '91

No. 465629