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 $35,000.00.

Affiant

Subscribed and sworn to before me this 15th day of June, 1992.

Notary Public

My Commission Expires: 9-7-93

BOOK 8531 PAGE 316

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
JOE J. TATE and wife, THELMA J. TATE 6931 Herbert Shannon Road Springfield, Tennessee	SAME	MAP 42-03 PARCEL 73 11D 35630

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THIRTY FIVE THOUSAND AND 00/100 ($35,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, **JULIA TATE, unmarried,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **JOE J. TATE and wife, THELMA J. TATE,** hereinafter called the Grantees, their heirs and assigns, an undivided one-half (1/2) interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 99 on the Plan of Primrose Acres, as of record in Book 2663, pages 106 and 107, Register's Office for Davidson County, Tennessee.

SAID Lot No. 99 fronts 130.0 feet on the southerly side of Graycroft Avenue and runs back 417.5 feet on the westerly line and 223.7 feet on the easterly line to a dead line in the rear, measuring 235.0 feet thereon.

BEING the same property conveyed to Wilma L. Rider by deed from Estelle Porter Parker, unmarried, of record in Book 6690, page 379, Register's Office for Davidson County, Tennessee. The said Wilma L. Rider having since died and her Will of record in Will Book 177, page 641, Probate Court Clerk's Office for Davidson County, Tennessee, having devised subject property to Julia Tate and Jill Heathcock.

This is improved property known as 920 North Graycroft, Nashville, Tennessee 37115.

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 assumed by Grantees.

2. Matters shown on the Plan of Primrose Acres, of record in Book

2663, pages 106 and 107 Register's Office for Davidson County, Tennessee.

3. Restrictive covenants contained in an instrument of record in Book 2859, page 584, Register's Office for Davidson County, Tennessee.

4. Easement for telephone and telegraph lines contained in an instrument of record in Book 2877, page 235, Register's Office for Davidson County, Tennessee.

5. The undivided one-half (1/2) interest in Jill Heathcock as devised to her under the Last Will and Testament of Wilma L. Rider, said Will which is of record in Will Book 177, page 641, Probate Court Clerk's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds 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 13th day of January, 1992.

JULIA TATE

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 JULIA TATE, 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 13th day of January, 1992.

Notary Public

My Commission Expires:

9/25/93

7.7.687

IDENTIFICATION

JAN 17 3 42 PM '92

PICK-UP

7977 01/17 0101 03CHECK 136.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8531 PAGE 318

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 35000.00
CON TX 129.50
PRFEE 1.00
MDEED 6.00
TOTAL 136.50
CHECK 136.50

01/17/92 01 15:42 0001 7977

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.7.687

IDENTIFI REFERENCE

JAN 17 3 42 PM '92

No. 494375