BOOK 8608 PAGE 903

PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) (Title No: 31812)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 50000.00

Douglas M. Combs
Affiant

Sworn and subscribed before me this 22nd day of April, 1992.

Christy Wilkinson
Notary Public

My Comm. Expires: Sept 16, 1995

CHRISTY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENN.

ADDRESS NEW OWNER:
Douglas M. Combs
5314 Nevada Avenue
Nashville, Tennessee 37209

RESPONSIBLE FOR PAYMENT OF TAXES:
First Tennessee Bank N.A.
P. O. Box 1000, Dept. 47
Memphis, Tennessee 38101

MAP-PARCEL NUMBERS
91-15-70

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mamie P. Davidson, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Douglas M. Combs and spouse, Margaret R. Combs,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County being part of Block No. 13 on the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for said County, described according to a survey made by E. R. Southgate, Surveyor, January 9, 1986 as follows:

BEGINNING on the northerly margin of Nevada Avenue, at the southwest corner of the property conveyed to Jesse B. Lunday and wife by deed from L. R. Wiggs and wife, of record in Book 1469, page 183, said Register's Office, said point being 170 feet east of the easterly margin of 54th Avenue North or Richland Avenue; thence with the northern margin of said Nevada Avenue, westwardly 50 feet; thence northwardly and parallel with Lunday's westerly line, 103 feet, more or less, to a point in the southerly line of the property conveyed to A. C. Oakley by deed from J. H. Brackman and wife, of record in Book 1784, page 587, said Register's Office; thence with Oakley's southerly line, eastwardly 14 feet, more or less, to Oakley's southeast corner; thence with Oakley's easterly line and the easterly line of the property conveyed to J. G. Edwards and wife by deed from J. H. Brackman and wife, of record in Book 1785, page 17, said Register's Office, northwestwardly 100 feet to the southerly margin of an alley, Edwards northeast corner; thence with said alley, eastwardly 48 feet to Lunday's northwest corner; thence with Lunday's westerly line southwardly 200 feet to the beginning.

BEING the same property conveyed to Mamie P. Davidson, unmarried, by deed from Ruben K. Richards and wife, Earline Richards of record in Book 7622, page 581, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

04305 IDENTIF. REFERENCE APR 23 1 50 PM '92 FELIX ... DAVIDSON COUNTY TN.

This is improved property, known as: 5314 Nevada 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of April, 1992.

Mamie P. Davidson
Mamie P. Davidson

State of Tennessee
County of Davidson

On this 22nd day of April, 1992, before me the undersigned authority, personally appeared Mamie P. Davidson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Sept 16, 1995

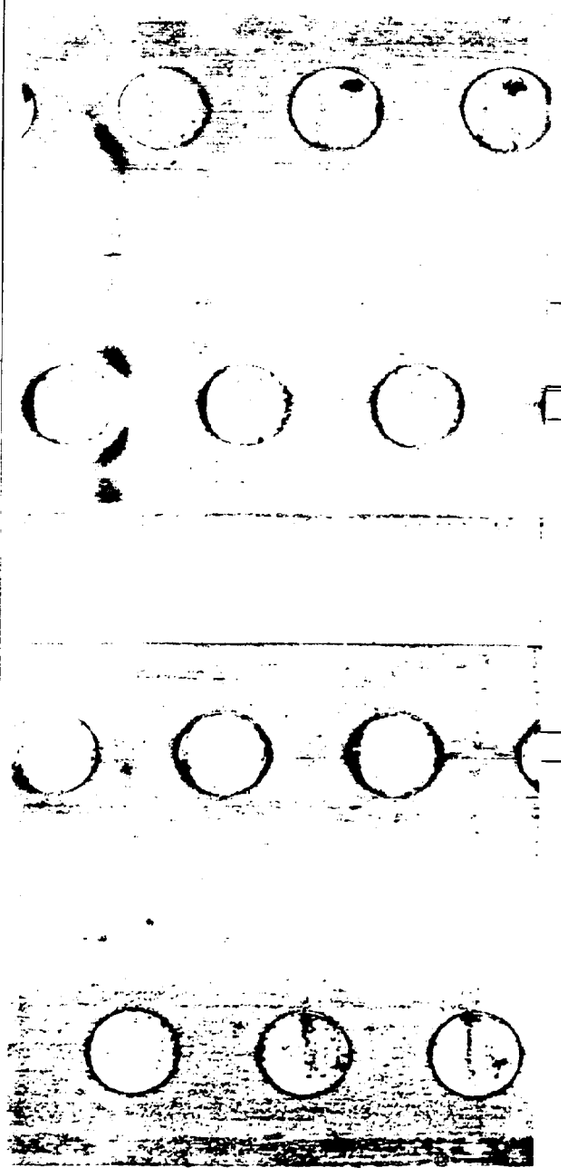
Christy Wilkinson
Notary Public

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

DAMT	50000.00
CON TX	165.00
PRFEE	1.00
MTGED	6.00
TOTAL	192.00
CHECK	192.00

[illegible] 01 13:50 0001 3501

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04305

IDENTIF. TREFERENCE

APR 23 1 50 PM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 524315