WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $14,500.00

Lela May Christian
Affiant

Sworn to and subscribed before me this 24 day of April, 1992.

NOTARY PUBLIC

My Commission Expires: 11-26-94

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, 15th Floor
315 Deaderick Street, Suite 1545
Nashville, Tennessee 37238-1545
615/242-2525

FELIX Z. ALDERSON, REGISTER
DAVIDSON COUNTY, TN.
APR 27 8 19 AM '92

IDENTIF. REFERENCE

PICK-UP
04706

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Lela May Christian	Same	Map 81-7
4291 Courley Rd		Par. 26
Pegram TN 37143		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Charles Michael Rose, hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto Lela May Christian, an unmarried person, hereinafter called Grantee, her heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

3963 04/27 0101 03CHECK 60.65

Being Lot No. 36 in J. R. McDaniel's or A. C. Dudley's Subdivision of the Nichol Property, as of record in Book 161, page 10, Register's Office for Davidson County, Tennessee.

Said Lot No. 36 fronts fifty (50) feet on the northerly side of McDaniel Street and extends back between parallel lines 150 feet to an alley.

Being a part of the same property conveyed to Hurschel C. Rose by deed from H. Stanley Allen, Jr., of record in Book 4871, page 422, Register's Office for Davidson County, Tennessee, Hurschel C. Rose having since died and devised said property to Charles Michael Rose by Will of record in Will Book 172, page 133, Probate Clerk's Office for Davidson County, Tennessee. Hurschel C. Rose and Hurschel Charles Rose being the same person.

This is (X) improved ( ) unimproved property known as 1704 McDaniel Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the same property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, her heirs and assigns forever; and we do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good

right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs, assigns 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 24 day of April, 1992.

Charles Michael Rose
CHARLES MICHAEL ROSE

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 Charles Michael Rose, the 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 and official seal this 24 day of April, 1992.

NOTARY PUBLIC

My Commission Expires: 11-26-94

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

RECEIVED OF _____

FOR _____

BOOK 8610 PAGE 45

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 14500.00
CON TX 53.65
PRFEE 1.00
WDEED 6.00
TOTAL 60.65
CHECK 60.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/27/92 01 08:20 0001 3963

Q4706

IDENTIF. TREFERENCE

APR 27 8 19 AM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 524768