FILE NO. 30089 FILE BOX "7"

FORM NO. WD-1

BOOK 8619 PAGE 770

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,215.50

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF APRIL, 19 92

Notary Public

MY COMMISSION EXPIRES: 1/23/94

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SARAH FRANCES NETHERTON et al (NAME)	FIRST NATIONAL BANK (NAME)	91-13-303
5906 O'Brien Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 85807 (STREET ADDRESS)	8DA 37260
Nashville, Tennessee 37209 (CITY) (STATE) (PO ZIP)	San Diego, California 92186-5807 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, I, SHIRLEY J. SHULTS, A Widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SARAH FRANCES NETHERTON and her son, TERRY EUGENE NETHERTON, Joint Tenants

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:

LAND in Davidson County, Tennessee, being Lot No. 74 on the Map of West Nashville Heights, of record in Book 332, page 127, Register's Office for said County.

SAID Lot No. 74 fronts 50 feet on the northerly margin of O'Brien Street or Avenue (formerly Grundy Street) and extends back between parallel lines 170 feet, to an alley in the rear.

BEING the same property conveyed to John A. Shults and wife, Shirley J. Shults, by deed from Billy Dean Thomas and wife, Theresa A. Thomas of record in Book 7674, page 622, Register's Office for Davidson County, Tennessee. The said John A. Shults having since died.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to CITY FEDERAL SAVINGS BANK, of record in Book 7674, page 625, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. SAID LOAN IS NOW WITH FIRST NATIONAL BANK.

4076 05/06 0101 03CHECK 229.74

unimproved ( ) This is improved (X) property, known as 5906 O'Brien Avenue, Nashville, Tennessee 37209
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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, and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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. 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 29th day of April, 19 92

X Shirley J. Shults
SHIRLEY J. SHULTS

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named SHIRLEY J. SHULTS, A Widow

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 at Nashville, Tennessee, this 30th day of April, 1992.

Commission Expires 7/23/94

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

0 7 9 3 2

WARRANTY DEED

FROM

IDENTIFICATION REFERENCE

TO

MAY 6 10 33 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

MAMT 60215.50
ERR CO
MAMT 60215.50-
CAMT 60215.50
CON TX 222.74
PRFEE 1.00
WREEO 6.00
TOTAL 229.74
CHECK 229.74

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/06/92 01 10:34 0001 4076

MAY 6 10 33 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

07.93.2

No. 528337