84 12

This Instrument Prepared By:
BAKER, WORTHINGTON, CROSSLEY,
STANSBERRY & WOOLF
1700 Nashville City Center
511 Union Street
Post Office Box 2866
Nashville, Tennessee 37219
(615) 726-5600

WARRANTY DEED BOOK 8621 PAGE 475

Address New Owner(s) As Follows:	Send Tax Bills To:	Map/Parcel Nos.:
Clara Notgrass Jenkins	Clara Notgrass Jenkins	119-05-0
321 Peachtree Street	321 Peachtree Street	15.00
Nashville, TN 37210	Nashville, TN 37210	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, I, Clara Notgrass Jenkins ("Grantor"), have bargained and sold and do hereby transfer and convey, subject to a life estate which I hereby reserve to myself, unto Nancy Tomlin ("Grantee"), her heirs and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

> Land in Davidson County, Tennessee, being part of Block No. 31 on the map of the Cumberland Nurseries Subdivision, as of record in Book 161, Page 112, Register's Office for said County, described as follows:
>
> Beginning on the southerly margin of Peachtree, formerly Esther Street, 409.5 feet east of the easterly line of the Nashville Railway and Light Company's right-of-way, being 74 feet east of the northeast corner of the property formerly owned by Lucy Davis Oakley; thence wiht the southerly margin of said Street, eastwardly 74 feet 7 inches to a stake; thence southwardly and parallel with the said Oakley's east line, 248 feet; thence westwardly and parallel with said Street, 74 feet 7 inches to a point 74 feet east of the southeast corner of the said Oakley property; thence northwardly and parallel with her east line, 248 feet to the beginning.

Being the same property conveyed to Clara Notgrass Jenkins, Patsy H. Notgrass, now deceased, and Mary Kate Notgrass, now deceased, by Deed from John H. Uhlian of record in Book 1880, Page 549 of the Register's Office of Davidson County, Tennessee.

This is improved property known as 321 Peachtree Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, her heirs and assigns, forever, subject only to the life estate retained by the Grantor.

AND Grantor does hereby covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple; that she has good right to sell and convey the same; and that the same is unencumbered, except for the retention of the Grantor's life estate therein.

AND Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 7 day of May, 1992.

Clara Notgrass Jenkins
CLARA NOTGRASS JENKINS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $25,000.

Clara Notgrass Jenkins
AFFIANT

Subscribed and sworn to before me, this 7th day of May, 1992.

Jenni F. Keith
NOTARY PUBLIC

JENNI F. KEITH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

11-26-94

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of this county and state, Clara Notgrass Jenkins, the within named 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, at office, this 7th day of May, 1992.

Jenni F. Keith
NOTARY PUBLIC

JENNI F. KEITH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

11-26-94

085388

FEE AND REFERENCE

MAY 7 [illegible] 92

REGISTER'S OFFICE DAVIDSON COUNTY, TN

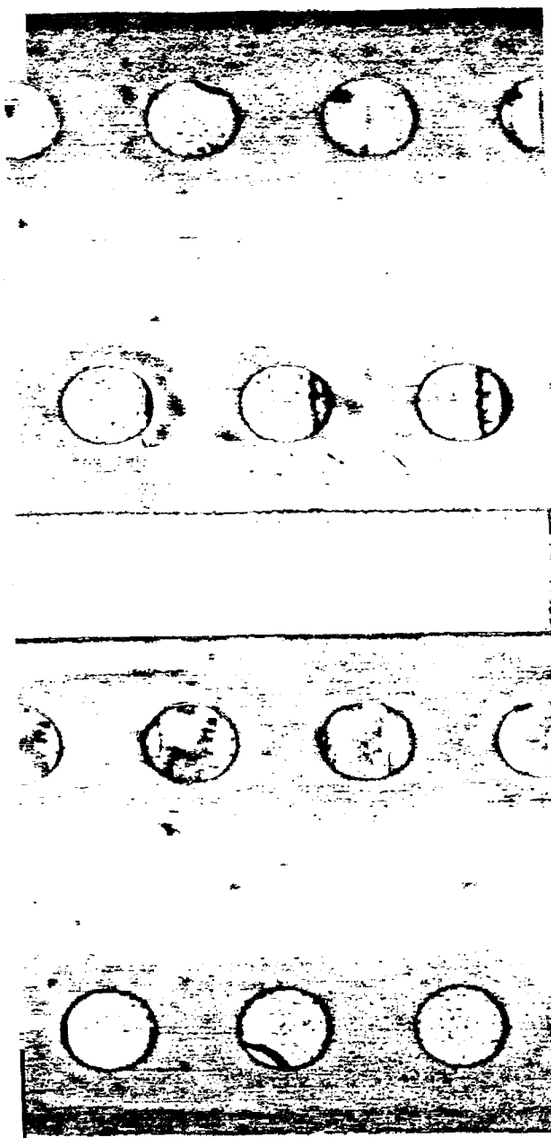
4753 05/07 0101 03CHECK 102.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8621 PAGE 478

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 25000.00
				CON TX 92.50
				PRFEE 1.00
				MDEED 9.00
				TOTAL 102.50
				CHECK 102.50
05/07/92		01		15:45 0001 4753

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08536

IDENTIFICATION REFERENCE

MAY 7 3 45 PM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 529003