NEW OWNER:
James C. Tolbert, Jr
723 B Tolbert Dr.
Nashville, TN 37206

SEND TAX BILLS TO:
Same

MAP/PARCEL NOS.
Map 81-10
Parcel 205
FB#8DA-04890

WARRANTY DEED

BOOK 8624 PAGE 554

For good and valuable consideration paid and received, the Grantor, JOANIE ABERNATHY, ADMINISTRATRIX OF THE ESTATE OF VIRGINIA D. GRAY, has bargained and sold and by these presents does transfer and convey unto the Grantee, JAMES C. TOLBERT, JR., his heirs and assigns, that certain real property and improvements thereon, described as follows:

Being part of Lot No. 119 on the Map of Cobb's Subdivision of Lot No. 6 of the Harding Bosley Tract, as of record in Book 161, Page 155, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 119 begins at a point on the southerly margin of Rose Street, which point is 83.24 feet west of the southwest corner of the intersection of said Rose Street and 24th Avenue North; thence in a westerly direction along said Rose Street 70.26 feet to the margin of a 15 foot alley; thence in a southerly direction with the easterly margin of said alley a distance of 87 feet to a point, being the common corner of Lot Nos. 119 and 120 on said plan; thence in an easterly direction with the dividing line between Lots 119 and 120 a distance of 62.65 feet to a point; thence North 10 degrees west, a distance of 73 feet to the point of beginning.

Being the same property conveyed to Henry Allen Gray and wife, Virginia Covington Gray, by deed from Amos N. Dortch and wife, Elise Dortch, of record in Book 2453, page 308, Register's Office for Davidson County, Tennessee, and further being property vested in Virginia Covington Gray by a Final Judgment of Divorce of record in Book 5739, page 560, said Register's Office. Pursuant to an Agreed Order in the case of Joanie Abernathy, et al. v. Henry Allen Gray, et al., Docket #90-3511-II in the Chancery Court of Davidson County, Tennessee, which Order appears of record in Minute Book 164, page 34, of the Clerk & Master's Office for Davidson County, Tennessee, any interest of Henry Allen Gray in said property was divested out of Henry Allen Gray and re-invested in the heirs of Virginia Covington Gray, said Virginia Covington Gray having died intestate on February 6, 1988. Virginia Covington Gray and Virginia D. Gray are one and the same person, the heirs of said person being identified by an Affidavit of Heirship which appears of record in Book 7985, page 625, said Register's Office.

By Order of the Probate Court for Davidson County, Tennessee, of record in Minute Book 326, page 555, of the Probate Court Clerk's Office for Davidson County, Tennessee, Joanie Abernathy was appointed the Administratrix of the Estate of Virginia D. Gray. This conveyance is being made pursuant to the Order of said Court which appears of record in Minute Book 360, page 174, said Probate Court Clerk's Office.

This is improved property known as 2401-1/2 Santi Ave., Nashville, TN 37208.

Said property is conveyed subject to restrictions, easements and setback lines of record; to all matters shown on the plan of record in Book 161, page 153, said Register's Office; to a Metro letter of record in Book 8563, page 236, said Register's Office; and to the lien of 1992 ad valorem taxes, which have been prorated and are assumed herein by Grantee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs and assigns, forever. And the Grantor covenants with the Grantee that the Estate of Virginia D. Gray is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered except as stated above. And the Grantor does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 12th day of May, 1992.

BOOK 8624 PAGE 555

Joanie Abernathy, Administratrix

JOANIE ABERNATHY, Administratrix of the Estate of Virginia D. Gray

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Edmund W. Archer, a Notary Public in and for the aforesaid State and County, the within named Joanie Abernathy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is the Administratrix of the Estate of Virginia D. Gray and that she, being duly authorized to so act, executed the foregoing instrument as her free act and deed as such Administratrix for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee, this 12th day of May, 1992.

Edmund W. Archer
Notary Public

My commission expires: Jan. 23, 1993

6097 05/12 0101 03CHECK 35.12

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The greater of the property value or actual consideration for this transfer is $7,600.00.

James C. Talbert Jr.
Affiant

Sworn to and subscribed before me this 12th day of May, 1992.

Edmund W. Archer
Notary Public

My commission expires: Jan. 23 1993

097118

IDENTIF. REFERENCE

MAY 12 2 18 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

PICK-UP

THIS INSTRUMENT PREPARED BY:
Edmund W. Archer, Attorney
Court Square Building
300 James Robertson Parkway
Nashville, TN 37201



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8624 PAGE 556

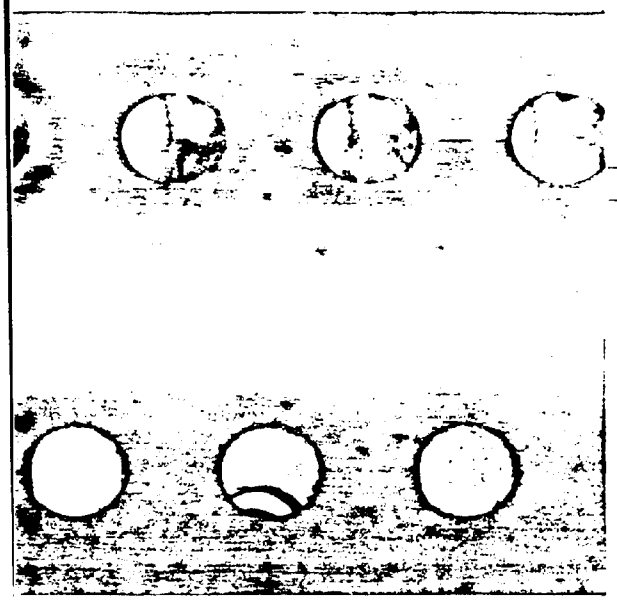
CO CONVEYANCE	CC CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 7600.00
CON TX 28.12
PRFEE 1.00
WDEED 6.00
TOTAL 35.12
CHECK 35.12

05/12/92 01 14:20 0001 6097

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



09718

IDENTIF. REFERENCE

MAY 12 2 18 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 530313