WARRANTY DEED

PREPARED BY:

J. K. Woodard
Attorney at Law
175 East Main Street
Second Floor
Hendersonville, TN 37075
822-0030

13994

IDENTIF. REFERENCE

MAY 29 3 10 PM '92

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $12,000.00

Affiant

SWORN to and subscribed before me on this the 27 day of May, 1992.

NOTARY PUBLIC

My Commission Expires: 10-17-94

ADDRESS NEW OWNER:
James E. Merrell
1463 McKenzie Ave.
Nashville Tenn.
37206

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NO.
72-14

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named **GRANTEE** and other good and valuable consideration the receipt of which is hereby acknowledged, we, Spence J. Talley and wife, Willie Ann Talley, hereinafter called the **GRANTORS**, have bargained and sold and by these presents, do transfer and convey unto JAMES E. MERRELL, hereinafter called **GRANTEE**, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being the northerly 40 feet on Lot #8 on the Plan of Sharpe and Horn's Fourth Addition, as of record in Book 161, page 172, Register's Office of Davidson County, Tennessee. Said part of Lot #8 fronts 40 feet on the westerly side of North 14th Street and runs back between parallel lines 160 feet to an alley.
>
> Being the same property conveyed to Spence J. Talley and wife, Willie Ann Talley by Warranty Deed of Old Hickory Employees Credit Union, as of record in Book 5903, page 133, Register's Office of Davidson County, Tennessee.
>
> The address of this property is 1466 N. 14th Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said **GRANTEE**, his heirs and assigns, forever; and we do covenant with the said **GRANTEE** 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 **GRANTEE**, his

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 our hands this 27th day of May, 1992, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Spence J. Talley
SPENCE J. TALLEY

Willie Ann Talley
WILLIE ANN TALLEY

STATE OF TENNESSEE

COUNTY OF SUMNER

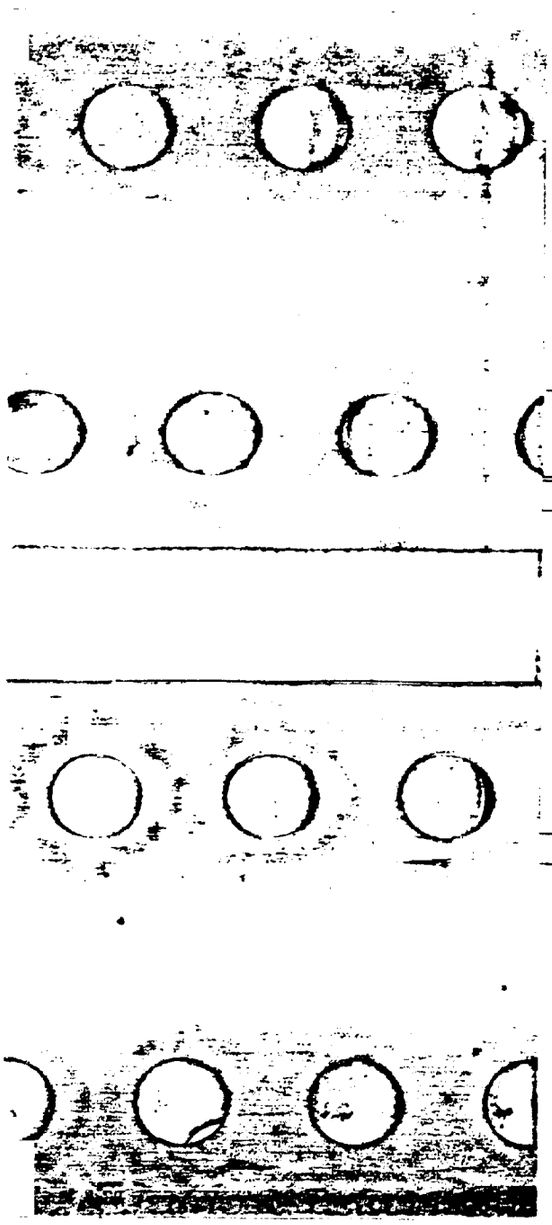
BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, Spence J. Talley and wife, Willie Ann Talley, the bargainors, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, TN, this the 27 day of May, 1992.

Notary Public
NOTARY PUBLIC

My Commission Expires:
10-17-94

0947 05/28 0101 03CHECK 51.40



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8636 PAGE 386

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 12000.00
CON TX 44.40
PRFEE 1.00
WDEED 6.00
TOTAL 51.40
CHECK 51.40

05/28/92 01 15:09 0001 0947

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13994

IDENTIF. REFERENCE

MAY 28 3 10 PM '92

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 535098