BOOK 8692 PAGE 526

THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 40,800.00.

James D. Martin
Affiant

Subscribed and sworn to before me this 31st day of July, 1992.

Notary Public

My Commission Expires: 1-22-94

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
JAMES D. MARTIN 1804 Russell Street Nashville, Tennessee 37206	FIRST TENNESSEE BANK P.O. Box 1000 Dept. 47 Memphis, Tennessee 38148	MAP 83-14 PARCEL 140

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY THOUSAND EIGHT HUNDRED AND 00/100 ($40,800.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, **ADA BELLE BINKLEY and RUBY FARRIS, Co-Executrices of the Estate of Wallace W. Mitchell,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JAMES D. MARTIN, unmarried,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 64 in Block "B" in the Subdivision of Priest Home Place, a Plan of which is of record in Book 161, page 102, Register's Office for Davidson County, Tennessee.

SAID Lot No. 64 fronts 50.0 feet on the south side of Russell Street and runs back between parallel lines 160.0 feet to an alley.

BEING the same property conveyed to Wallace W. Mitchell and wife, Elizabeth Mitchell by deed from A. N. Barber and wife, Velma Barber, of record in book 4616, page 661, Register's Office for Davidson County, Tennessee; the said Wallace W. Mitchell and Elizabeth Mitchell having both since died, she having predeceased him, he having died testate and his Will being of record in Will Book 177, page 815, Probate Court for Davidson County, Tennessee.

Tnis is improved property known as 1804 Russell Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters shown on the Plan of Priest Home Place, of record in Book 161, page 102, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their successors 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 31st day of July, 1992.

ESTATE OF WALLACE W. MITCHELL, deceased

by: Ada Belle Binkley
Ada Belle Binkley, Co-Executrix

by: Ruby Farris
Ruby Farris, Co-Executrix

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 ADA BELLE BINKLEY and RUBY FARRIS, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they as Co-Executrices executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of July, 1992.

Notary Public

My Commission Expires:

1-23-94

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

33682

IDENTIF. TREFERENCE

AUG 4 8 33 AM '92

DAVIDSON COUNTY TN.

7182 08/04 0101 03CHECK 159.96

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

CAMT 40800.00
CON TX 150.96
PRFEE 1.00
WDEED 8.00
TOTAL 159.96
CHECK 159.96

08/04/92 01 08:34 0001 7182

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. REFERENCE 33682

AUG 4 8 33 AM '92

FELIX Z. WILSON
DAVIDSON COUNTY TN

No. 557004