Box 23

File No: 8498-5

BOOK 8721 PAGE 13

Address New Owner:	Send Tax Bills To:	Map/Parcel
Steve Warren 2502 DISTELLIRY RD. GREEN BRIER, TN 37073	Same	Map 52-9 Parcel 207

WARRANTY DEED

FOR AND IN CONSIDERATION 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, A. P. TODD, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto STEVE WARREN, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the plan of Steve Warren Subdivision of record in Book 6200, Page 89, Register's Office for Davidson County, Tennessee (to which plat reference is hereby made for a more particular description).

Said Lot No. 6 is described as follows: Beginning at an iron pin in the northerly margin of Fernbank Avenue, thence North 54 degrees 31' 43" West, 140.00 feet; thence South 34 degrees 32' 04" West 38.60 feet; thence North 54 degrees 31' 43" West 130.00 feet; thence North 34 degrees 32' 04" East 248.92 (feet); thence South 54 degrees 31' 43" East 15.00 feet to an iron pin; thence South 54 degrees 31' 43" East 115.00 feet to an iron pin; thence South 34 degrees 32' 04" West 195.72 feet to a concrete monument thence South 54 degrees 31' 43" East 140.00 feet; thence South 34 degrees 32' 04" West 14.60 feet to the point of the beginning.

BEING PART of the same property conveyed to A. P. Todd by deed from Steve Warren, of record in Book 6381, Page 380, said Register's Office.

THIS PROPERTY is conveyed subject to all matters shown on the Plat of record in Book 6200, Page 89, said Register's Office; Easement(s) and all matters contained in an instrument (agreement) of record in Book 2489, Page 445, said Register's Office (if applicable); all matters set forth in an Agreement to maintain private road of record in Book 6346, Page 519, said Register's Office; Easement(s) to Metropolitan Government of Nashville and Davidson County of record in Book 6529, Page 768, said Register's Office; Easement(s) to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 6529, Page 788, said Register's Office; any easements; and to all applicable local government planning, building and zoning regulations. This property is not the principal place of residence of the Grantor or his wife.

THIS IS un-improved property located on 417 East Palestine Avenue, Tennessee. This property and improvements are transferred in "AS IS" condition. Grantors, agents and auctioneers assume no responsibility or liability of percolation and/or soil tests, and no guarantee as to building permits.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said STEVE WARREN, his heirs and assigns, forever.

AND GRANTOR COVENANTS that he is lawfully seized and possessed of said real estate, in fee simple, that he has a good and valid right to convey it and that the same is unencumbered unless otherwise herein set out.

AND GRANTOR DOES further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

WHENEVER 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 on this 31 day of August, 1992.

A. P. TODD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $ 7,500.00

AFFIANT

Sworn to and subscribed before me this 27 day of August, 1992.

NOTARY PUBLIC

My commission expires: 5/22/93.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named A. P. Todd, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 31 day of August, 1992.

NOTARY PUBLIC

My commission expires: 5/22/93.

This instrument was prepared by:
David Coleman, Attorney
9000 E. Church St. B-102
Brentwood, TN 37027

42739

IDENTIFICATION REFERENCE

SEP 3 10 53 AM '92

DAVIDSON COUNTY, TN

3308 09/03 0101 03CHECK 36.75

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8721 PAGE 15

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	7500.00
			CON TX	27.75
			PRFEE	1.00
			WDEED	8.00
			TOTAL	36.75
			CHECK	36.75

[illegible] 92 12:54 0002 3308

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42739

IDENTIFICATION REFERENCE

SEP 3 11 53 AM '92

DAVIDSON COUNTY, TN

No. 566990