WARRANTY DEED

[STATE OF TENNESSEE) BOOK 8738 PAGE 575
[COUNTY OF DAVIDSON)
[THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER]
[IS GREATER, FOR THIS TRANSFER IS $42,000.00]
[Martha McGaw]
[Affiant]
[SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE]
[25 DAY OF September, 1992.]
[Jayne Jarrell]
[Notary Public]
[MY COMMISSION EXPIRES: 9-25-93]
[(AFFIX SEAL)]

[THIS INSTRUMENT WAS PREPARED BY]
[Richard R. Hedgepath, Attorney, 4800 Charlotte Avenue, Nashville, TN 37209]
[NAME ADDRESS]

[ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
[Martha McGaw	SAME	MAP 91-10
[(NAME)	(NAME)	
[910 Delray Ave.		PARC 381
[(ADDRESS)	(ADDRESS)	
[Nashville, TN 37209		
[(CITY) (STATE) (P.O.ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FORTY TWO THOUSAND DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, ELIZABETH GERALDINE HEDGEPATH, UNMARRIED, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARTHA MCGAW, UNMARRIED, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 94 on the Plan of Morrow Meadows, Section Two, as of record in Book 2331, page 16, Register's Office for said County.

Said Lot No. 94 fronts 47.9 feet on the easterly side of Delray Drive and extends back 176 feet on the southerly line and 159.9 feet on the northerly line measuring 50.6 feet thereon.

BEING the same property conveyed to Elizabeth G. Brake by deed from Eddie Ray Walden and wife, Deborah Diane Walden of record in book 5123, Page 167, R.O.D.C. Tennessee, Elizabeth G. Hedgepath, Elizabeth G. Brake and Geraldine Elizabeth Hedgepath, are one and the same person.

THIS PROPERTY IS IN A FLOOD ZONE.

The above description is the same as in the previous deed of record.

This conveyance is made subject to the restrictive convenant contained in instrument of record in Book 2398, page 596, Book 2397, page 188, said Register's Office and the Plan of record in Book 2331, page 16, said Register's Office, shows an owner's certificate, a 30 foot minimum building setback line from Delray Drive and a 10 foot easement for public utility purposes along the rear line of said lot.

This is improved property known as:

910 Delray Dr. Nashville, Tennessee 37209

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, their 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, her 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 my hand this 25th day of Sept, 1992.

Elizabeth Geraldine Hedgepath
ELIZABETH GERALDINE HEDGEPATH - SELLER

BOOK 8738 PAGE 576

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 Elizabeth Geraldine Hedgepath, the 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 and official seal at Nashville, Tennessee, this 25th day of September, 1992.

Joyce Jordan
NOTARY PUBLIC

JOYCE JORDAN NOTARY PUBLIC DAVIDSON CO. TN

My commission expires: 9-25-93

0181 09/25 0101 03CHECK 164.40

48909

IDENTIFICATION REFERENCE

SEP 25 1 48 PM '92

W.A. WILSON JR. REGIST
DAVIDSON COUNTY, TN

PICK-UP

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8738 PAGE 577

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	42000.00
CON TX	155.40
PRFEE	1.00
WDEED	8.00
TOTAL	164.40
CHECK	164.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 09/25/92 01 13:50 0001 0181

48909

IDENTIFICATION REFERENCE

SEP 25 1 19 PM '92

DAVIDSON COUNTY, TN

No. 573779