This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 8746 PAGE 885

ADDRESS NEW OWNER:
Delter R. Justice and Terry L. Brown
525 B. Raleigh Drive
Hermitage, TN 37076

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 105-4
PARCEL 9
14W-21575

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Eddie L. Beard and Deborah K. Brown hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Delter R. Justice and Terry L. Brown dba R & T Properties, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 426 on the Map of Claibornes Addition to Nashville, of record in Book 21, Pages 84 and 85, Register's Office for Davidson County, Tennessee, and a 25 foot lot situated between said Lot No. 426 and Lincoln Avenue, described together as follows:

BEGINNING on the northerly margin of Perkins Street at the corner of Lots 426 and 427; running thence easterly with the northerly margin of Perkins Street 91 feet to the westerly margin of Lincoln Avenue; thence northerly with the westerly margin of Lincoln Avenue 150 feet to an alley; thence westerly with the southerly margin of said alley 74 feet to the corner of Lots Nos. 426 and 427; thence southerly with the line between said two lots, 150 feet, more or less, to the beginning.

Being the same property conveyed to Eddie L. Beard and Deborah K. Brown , by deed from Marvin Moore and wife, Janice Moore of record in Book 8729, Page 126, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by Leon Rubin and sister, Jeanette Rubin of record in Book 6634, Page 429, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. Grantors are not released of liability as it pertains to the Installment Deed of record in Book 6634, Page 429, said Register's Office.

THIS conveyance subject to such easements, setback lines of record in Plat Book 21, Pages 84 and 85, and restrictive covenants of record in said Register's Office. Codes Letter from Metropolitan Government for Nashville/Davidson County of record in Book 8714, Page 756, said Register's Office. Taxes for 1992 have been pro-rated and paid.

This is improved property known as 22 and 24 Lincoln Avenue, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Delter R. Justice and Terry L. Brown, their heirs and assigns, forever; and we, Eddie L. Beard and Deborah K. Brown do covenant with the said Grantees 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 Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the

singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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Witness our hands this the 18th day of September, 1992.

Eddie L. Beard

Deborah K. Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Eddie L. Beard and Deborah K. Brown the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 18th day of September, 1992.

NOTARY PUBLIC

My Commission Expires: 5/22/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 67,000.00.

AFFIANT

Subscribed and sworn to before me this 18th day of September, 1992.

NOTARY PUBLIC
My Commission Expires: 5/22/93

49692

IDENTIFICATION REFERENCE

SEP 29 11 14 AM '92

W. A. WILSON II REGISTER
DAVIDSON COUNTY, TN

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

1049 09/29 0101 03CHECK 256.90

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 67000.00
CON TX 247.90
PRFEE 1.00
WDEED 8.00
TOTAL 256.90
CHECK 256.90

09/29/92 01 11:14 0001 1049

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

49692

IDENTIFI REFERENCE

SEP 29 11 14 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 574639