mail

THIS INSTRUMENT PREPARED BY:
STEWART BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

BOOK 8794 PAGE 658

ADDRESS NEW OWNER:

MELVIN R. HARRINGTON
ET UX
1601 Benjamin St
Nashville Tn 37206
SEND TAX BILLS TO:

SAME

MAP/PARCEL NUMBER:

MAP 82-2, PARCEL 170

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,000.00.

Brenda J. Harrington
AFFIANT

Subscribed and sworn to me, this the 20TH day of NOVEMBER, 1992.

Notary Public
My commission expires: 5-24-96

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, EVELYN FLATT, A WIDOW, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said MELVIN R. HARRINGTON ET UX, BRENDA J. HARRINGTON, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1601 BENJAMIN STREET, NASHVILLE, TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

GRANTEES, THEIR successors, heirs and assigns forever, I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MYSELF and MY heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 20TH day of NOVEMBER, 1992.

Evelyn Flatt

EVELYN FLATT

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EVELYN FLATT, A WIDOW, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 20TH day of NOVEMBER, 1992.

Linnea C. Wiley

notary public

My commission expires: 5-11-96

EXHIBIT 'A'

Being Lot No. 54 on the Plan showing subdivision of Lots Nos. 8, 9 and 10 and part of Lot No. 7 of Block "A", Lots Nos. 13 and 14 in Block "B" and all of Block "C" in the subdivision of Weakley Home Place, as of record in Book 547, page 12, Register's Office for said County.

Said Lot No. 54 fronts 72.2 feet on the northerly side of Benjamin Street and runs back 208-1/2, feet on the easterly line and 216 feet on the westerly line, with the easterly margin of an alley, to a dead line, measuring 21.2 feet thereon.

Being the same property conveyed to Sammy B. Flatt et ux, Evelyn Flatt, by Warranty Deed from Herman T. Cobb, Jr., et ux, Sarah C. Cobb, of record in Book 7222, page 402, Register's Office for Davidson County, Tennessee, the said Sammy B. Flatt having since died, the property vests by operation of law solely in his widow, Evelyn Flatt, the Grantor herein.

EXHIBIT 'B'

1. Real property taxes for 1993 and all future years.

2. All matters set forth on Plat of record in Book 547, page 12, Register's Office for Davidson County, Tennessee.

6.7.4 7.5.

IDENTIFICATION REFERENCE

Nov 24 9 01 AM '92

DAVIDSON COUNTY, TN

0303 11/24 0101 03CHECK 168.40



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8794 PAGE 661

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 12.00
				TOTAL 168.40
				CHECK 168.40
			11/24/92 01	09:00 0001 0303

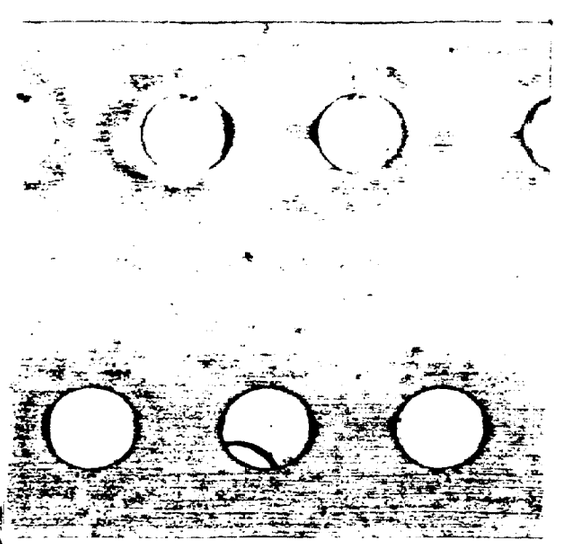
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 7.4 7.5

IDENTIFICATION REFERENCE

Nov 24 9 04 PM '92

DAVIDSON COUNTY, TN



No. 594031