Box 58

BOOK 8934 PAGE 997

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Ben A Burns
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 19 93

Notary Public

MY COMMISSION EXPIRES January 23, 1997
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Ben A. Burns	NEW OWNER	MAP 117 ▮ 12
(NAME) 1301 Clifton Lane	511 Union Street (NAME) 1700 Nashville City Center	PARCEL 35
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37219	16 DA 06110
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM 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, WE, Estate of Bertha L. Murphree

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ben A. Burns, a single person

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:

Land lying in the Seventh Civil District of Davidson County, Tennessee, more particularly described as follows:

Starting with a concrete monument located in the southerly margin of Clifton Avenue 680.9 feet west of the west margin of Granny White Pk., and running thence in a northeasterly direction 4.8 feet to an iron pin located at the common corner between Lot No. 36 in Hawthrone Subdivision and the 0.41 acre tract herein described and running thence the following courses and distances: Around a curve to the right and along the southerly margin of Clifton Avenue 130.0 feet to an iron pin located in the common corner between the tract herein described and the Stephen Foster Apartments; thence South 7 deg. 11' west along the westerly margin of Stephen Foster Apartments 150.0 feet to an iron pin; thence South 78 deg. 21' west along the northerly margin of Stephen Foster Apartments 124.0 feet to an iron pin located in the easterly margin of Lot No. 36 in Hawthorne Subdivision; thence North 8 deg. 19' east along the easterly margin of said subdivision 135.0 feet to an iron pin and the point of beginning, according to a survey by W. W. Turner Company, Engineers of Nashville, Tennessee, dated February 28, 1951.

Being the same property conveyed to J. L. Murphree and wife, Bertha H. Murphree by deed from Samuel Leonard Crain and wife, Louise Story Crain of record in Book 4143, page 315, Register's Office for Davidson County, TN. The said J. L. Murphree having predeceased Bertha H. Murphree and she having since died, Joseph Larry Murphree is conveying said property as the Executor to Bertha H. Murphree's Last Will and Testament of record in Probate Court of Sumner County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1301 Clifton Lane, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we 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 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 30th day of April, 19 93

Estate of Bertha L. Murphree
By: Joseph Larry Murphree, Executor
Joseph Larry Murphree, Executor

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STATE OF TENNESSEE
COUNTY OF

Personally appeared before me _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Joseph Larry Murphree and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Executor and _____ respectively of the Estate of Bertha L. Murphree the within named bargainor, and corporation, and that he as such Executor and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Joseph Larry Murphree as such Executor, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 30th day of April 19 93.

My commission expires January 25, 1997

Marshall L. Hix
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

CONTINUATION OF FRONT PAGE

The above legal description is the same as used on the prior Deed.

This conveyance is subject to 1993 taxes, prorated and assumed by the Grantee the day of closing; subject to the rights and claims of parties in possession; to any and all leases not of public record; subject to any and all claims to the Estate of Bertha H. Murphree.

15509

IDENTIFICATION REFERENCE

MAY 3 2 52 PM '93

DAVIDSON COUNTY, TN

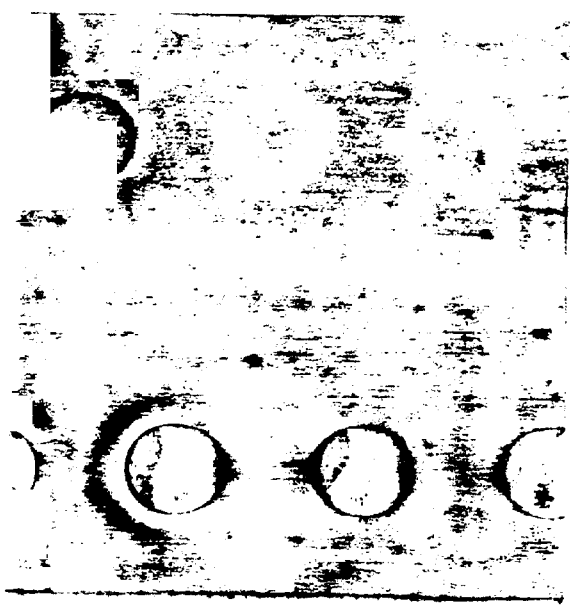
WARRANTY DEED

FROM
Estate of Bertha L. Murphree

TO
Ben A. Burns

RETURN TO:
COMBOS & HIX, P. C.
315 Deaderick Street, Su. 1100
Nashville, TN 37238

3575 05/03 0101 03CHECK 305.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

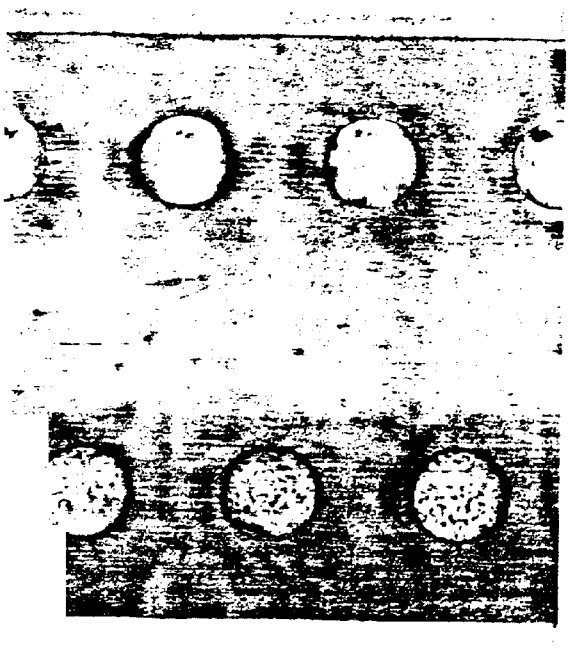
FOR _____

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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	80000.00
			CON TX	296.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	305.00
			CHECK	305.00

05/03/93 01 14:49 0001 8575



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15509

IDENTIFICATION REFERENCE

MAY 3 2 52 PM '93

FELIX Z. WILSON, II
REGISTER OF
DAVIDSON COUNTY, TN

No. 646716