Box 18 (CMC)

BOOK 8979 PAGE 369

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (WS)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Ted W. Davis, Jr. and wife Mary Lou Davis 1717 21st Avenue South Nashville, TN 37212	Same	Map 104-8 Parcel 105 Davidson County, TN

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, Suzanne Sims, an unmarried person, ("Grantor") has bargained and sold, and by these presents transfer and convey unto Ted W. Davis, Jr., and wife Mary Lou Davis ("Grantees"), their heirs [successors] and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A hereto.

The source of this description is the descriptions in deeds from Wilson Sims and wife Linda Bell Sims to Suzanne Sims of record in Books 8455, page 707; Book 8555, page 337 and Book 8869, page 432 Register of Deeds Office, Davidson County, Tennessee.

Being the same property conveyed to Grantor by deed dated September 30, 1991, Book 8455, page 707; deed dated February 19, 1992, Book 8555, page 337; and as deed dated February 16, 1993, Book 8869, page 432 Register of Deeds Office, Davidson County, Tennessee.

This is improved property known as 1717 21st Avenue South, Nashville, Tennessee.

Said property is conveyed subject to the following matters:

1. Deed of Trust to Wilson Sims, Trustee of record in Book 8979, page 373, Register's Office, Davidson County, Tennessee. Vendor's lien in the amount of $40,000 is hereby retained to additionally secure the unpaid balance of the purchase price as described in the said Deed of Trust.

2. Easements for a party wall as set out in deed executed by M. A. Lightman, Trustee, to S. A. Shore, of record in book 660, page 105, Register's Office for Davidson County, Tennessee.

3. Easements for a party wall as set out in deed executed by S. A. Shore and wife, to Henry Schaffer and wife, of record in book 672, page 70, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantees, their heirs [successors] and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, have good right to convey it, and that same is unencumbered.

Grantor further covenants and binds herself and her heirs and representatives [successors] to warrant and forever defend the title to said land to Grantees, their heirs [successors] and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

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

WITNESS my hand this 1st day of June, 1993.

Suzanne Sims

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Suzanne Sims, the within named bargainor[s], with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of June, 1993.

Notary Public

My Commission Expires:
July 24, 1993

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $55,000.00.

Affiant

Sworn to and subscribed before me this 1st day of ~~May~~ June, 1993.

Notary Public

My Commission Expires:
July 24, 1993

#202549

EXHIBIT A BOOK 8979 PAGE 371

[Description of Property]

Being the southerly part of lot No. 3 and the northeasterly part of lot No. 4 on the Map of Mrs. P. J. Tinsley's Addition to Nashville, recorded in book 421, page 91, Register's Office for said County, and described according to a survey made by W. B. Southgate, Surveyor, April 23, 1925, as follows:

Beginning on the westerly margin of 21st Avenue South, formerly Hillsboro Pike, at a point 40 feet 5 inches northerly from the northwest corner of Carlton Avenue and 21st Avenue South, in the center of this lot and the lot immediately south, shown on the plan of the survey as the Theater Entrance; thence northerly with the west margin of 21st Avenue South 17 feet 8-1/2 inches to the center of a wall between this lot and the lot immediately north; thence at a westerly direction 65 feet 3 inches with the center of said wall and continuing westerly and passing through the mouth of an 8 foot court, in all 73 feet 3 inches to a point in the eastern line of the line of Hillsboro theater lot; thence at right angles southerly 17 feet 8-1/2 inches to the northwest corner of said theater lot entrance; thence easterly with the center of said first mentioned wall 73 feet 3 inches to the beginning.

Being the same property conveyed to Suzanne Sims by deeds from Wilson Sims and wife Linda Bell Sims of record in Book 8455, page 707; Book 8555, page 337; and Book 8869, page 432, Register of Deeds Office, Davidson County, Tennessee.

This property is encumbered by easements for a party wall as set out in deed executed by M. A. Lightman, Trustee, to S. A. Shore, of record in Book 660, page 105, Register's Office for Davidson County, Tennessee; and by easements for a party wall as set out in deed executed by S. A. Shore and wife, to Henry Schaffer and wife, of record in Book 672, page 70, Register's Office for Davidson County, Tennessee.

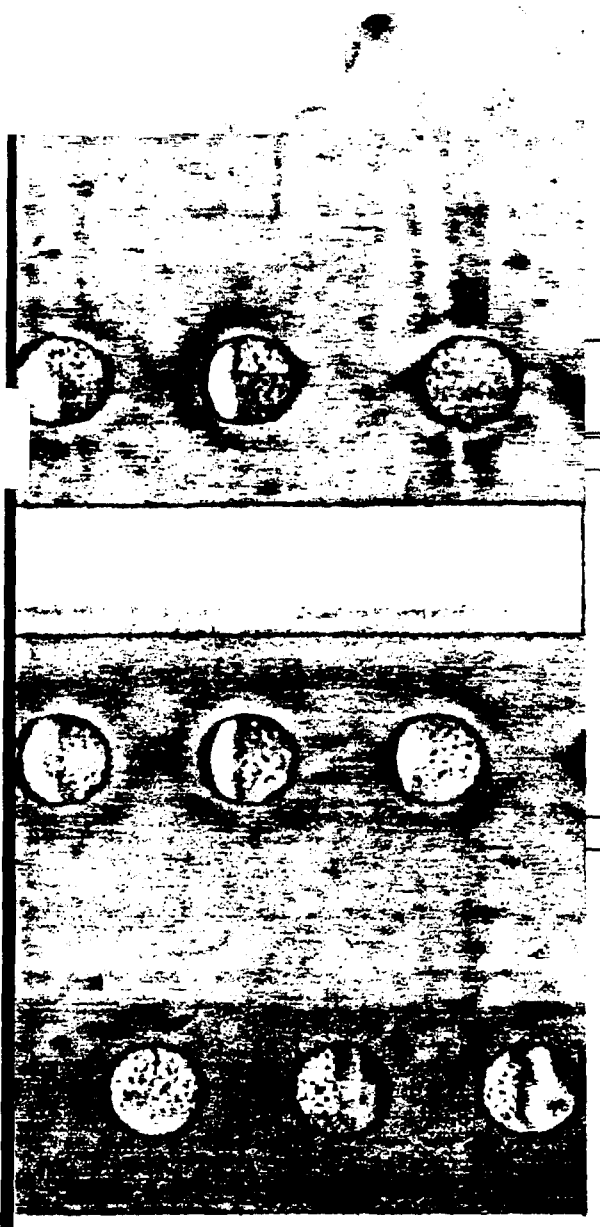
65B0 06/11 0101 03CHECK 216.50

29449

IDENTIFICATION REFERENCE

JUN 11 1 05 PM '93

DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8979 PAGE 372

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 55000.00
CON TX 203.50
PRFEE 1.00
TDEED 12.00
ERR CO
TDEED 12.00-
WDEED 12.00
TOTAL 216.50
CHECK 216.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/11/93 01 13:45 0001 6580

29449

IDENTIFICATION REFERENCE

JUN 11 1 45 PM '93

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 661874