BOOK 8983 PAGE 749

THIS INSTRUMENT PREPARED BY:
Ted A. Burkhalter, Attorney at Law
28 White Bridge Road, Suite 100
Nashville, Tennessee 37205

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $10,000.00

Affiant

Subscribed and sworn to before me, this 22 day of June, 1993, at Nashville, Tennessee.

Notary Public

My commission expires: 11-26-94

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Nicole L. Hart 4911 Nebraska Avenue Nashville, TN 37209	BarclaysAmerican/Mortgage Corp. P O Box 33213 Charlotte, NC 28233	Map 103-3 Parcel 257

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and other good and valuable consideration, receipt of all of which is hereby acknowledged, **BUIST F. RICHARDSON and wife, MARY M. RICHARDSON**, hereinafter called the Grantors, have this day bargained and sold, and do hereby transfer and convey unto **NICOLE L. HART (unmarried)**, hereinafter called the Grantee, her heirs and/or assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to-wit:

Being that land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 6, Block 21, on the Plan of Sylvan Park, not of record.

Said part of Lot No. 6, Block 21, fronts 50 feet on the southerly margin of Nebraska Avenue, and extends back between parallel lines and with the easterly margin of Fiftieth Avenue, 160 feet to an alley in the rear.

Being the same property conveyed to Buist F. Richardson by warranty deed from John R. Daniel and wife, Gloria W. Daniel, as of record in Book 7909, page 891, said Register's Office.

Mary M. Richardson, wife of Buist F. Richardson, joins in this conveyance to sell, transfer and convey any and all ownership rights she might have in said property.

The aforesaid description is from the prior deed of record.

THIS IS IMPROVED property known as 4911 Nebraska Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns forever.

AND GRANTORS DO COVENANT with the said Grantee that they are lawfully seized and possessed of said property, that they have a good right to convey it, and that the same is unencumbered.

THIS CONVEYANCE is subject to existing building restrictions and zoning ordinances; the boundaries and rights of way of any streets, roads and highways; and 1993 property taxes which are not yet due and payable.

AND GRANTORS DO FURTHER COVENANT and bind themselves, their heirs and assigns, 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.

IN WITNESS WHEREOF Grantors do herewith execute this instrument on this the 14th day of June, 1993.

Buist F. Richardson
BUIST F. RICHARDSON

Mary M. Richardson
MARY M. RICHARDSON

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 Buist F. Richardson and Mary M. Richardson, with whom I am personally acquainted, and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of June, 1993.

Ted S. Burkhalter
Notary Public

NOTARY PUBLIC TED S. BURKHALTER DAVIDSON COUNTY, TENN.

My commission expires: 11-26-94

30978

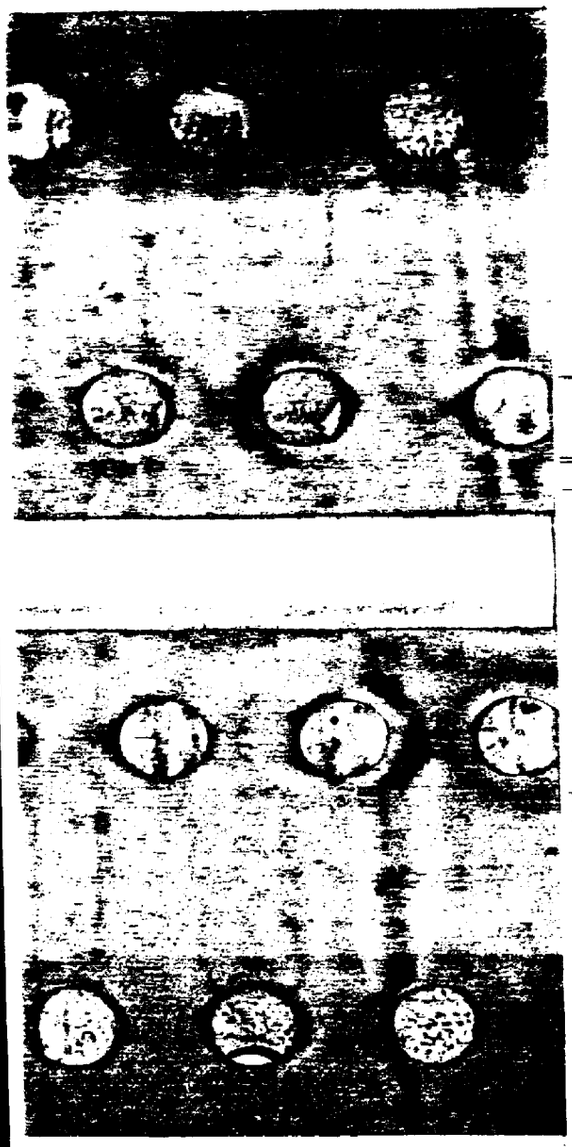
IDENTIFICATION REFERENCE

JUN 16 2 25 PM '93

JOE Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PICK-UP

8267 06/16 0101 03CHECK 290.20



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

RECEIVED OF _____

FOR _____

BOOK 8983 PAGE 751

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	76000.00
			CON TX	281.20
			PRFEE	1.00
			WDEED	8.00
			TOTAL	290.20
			CHECK	290.20
06/16/93	01	14:26	0001	8267

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3097.8'

IDENTIFICATION REFERENCE

JUN 16 2 25 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 663537