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

File Box 24

BOOK 9037 PAGE 900

ADDRESS NEW OWNER:
Grace Harding Harbison
5203 Charlotte Avenue
Nashville, TN 37209

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 104-2
PARCEL 242 & 243

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, John J. Brannon Sr., married hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Grace Harding Harbison, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT I -
BEING Lot No. 10 in the A. W. Wills Subdivision of Lot 40 in the Boyd Cockrill Spring Tract, a Plan of which is of record in Book 57, Page 114, Register's Office for Davidson County, Tennessee.

SAID Lot No. 10 fronts 45 feet on the southwesterly side of 30th Avenue North, formerly Amelia Avenue, and runs back 155 feet on the southeasterly line to 31st Avenue North, measuring 54.9 feet thereon.

TRACT II
BEING Lot No. 9 and the northerly part of Lot No. 11 in the A. W. Wills Subdivision of Lot 40 in the Boyd Cockrill Spring Tract, a Plan of which is of record in Book 57, Page 114, Register's Office for Davidson County, Tennessee.

BEGINNING at a point on the westerly margin of 30th Avenue North, at the common corner of Lots 9 and 10; thence in a westerly direction, parallel with the southerly margin of Lemira Avenue, and along the dividing line between Lots Nos. 9 and 10, 155 feet to a point in the easterly margin of 31st Avenue North, formerly Euclid Avenue; thence along the easterly margin of 31st Avenue North, in a southerly direction 61 feet, more or less, to the northwest corner of the property conveyed to Kathleen N. Rogers by deed of record in Book 1088, Page 238, said Register's Office; thence in an easterly direction and parallel with the southerly margin of Lemira Avenue, 36 feet to a point in the dividing line between Lots 8 and 9 and 11, and continuing along the dividing line between Lots 8 and 9, easterly 155 feet to the point in the westerly margin of 30th Avenue; thence northerly along the westerly margin of 30th Avenue North, 50 feet to the point of beginning.

Being the same property conveyed to John J. Brannon, Sr. , by deed from Samuel Phillips Fitts and wife, Phyllis B. Fitts of record in Book 7493, Page 720, Register's Office for Davidson County, Tennessee.

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

Taxes for 1993 have been pro-rated and assumed by Grantee(s).

Rebecca Brannon joins in the execution of this instrument to convey whatever interest she may have, especially marital rights.

This is improved property known as 215-217 30th Avenue North, Nashville, TN 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grace Harding Harbison, her heirs and assigns, forever; and we, John J. Brannon Sr., and wife, Rebecca Brannon do covenant with the said Grantee 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 Grantee, her 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.

BOOK 9037 PAGE 901

Witness our hands this the 16th day of July, 1993.

John J. Brannon Sr.

Rebecca Brannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named John J. Brannon Sr., and Rebecca Brannon 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 16th day of July, 1993.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 275,000.00.

AFFIANT

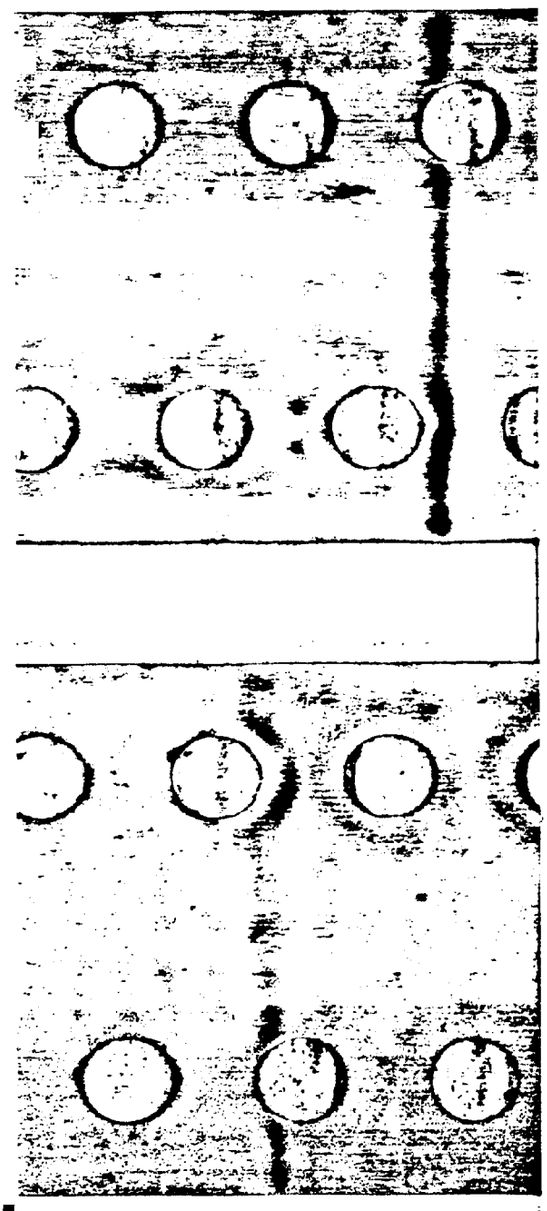
Subscribed and sworn to before me this 4th day of August 1993.

NOTARY PUBLIC
My Commission Expires: 3/22/97

48699
IDENTIF. & REFERENCE

93 AUG -5 AM 9:08
FELIX REGISTER
DAVIDSON COUNTY, TN.

5150 08/05 0101 03CHECK 1026.50



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

RECEIVED OF _____

FOR _____

BOOK 9037 PAGE 902

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
			SAMT	
				275000.00
			CON TX	1017.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1026.50
			CHECK	1026.50
		08/05/93	01	09:08 0001 6150

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48699
IDENTIF. & REFERENCE

93 AUG -5 AM 9:08
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 682532