ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Hal Wilson	New Owners	
1520 Ferguson Avenue		Map 117-080
Nashville, TN 37212		Parcel 121

This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, James A. Sawyers, Jr., Sammey Louise Ewing, Betty Ruth Mabone and Aggie Marie Loyal, (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Hal Wilson, (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

BEING the westerly 46 feet of Lot No. 157, on the Map of Victoria Place, as of record in Book 352, page 10, Register's Office for said County.

Said part of said lot fronts 46 feet on the northerly side of Ferguson Avenue and runs back between parallel lines along the easterly margin of an alley 152 feet to an alley in the rear.

Being the same property conveyed to James A. Sawyers, Sr. and wife Ruth B. Sawyers by Warranty Deed from Betty Sawyers Mabone and husband, Levone Mabone, of record in Book 4328, page 146, Register's Office for Davidson County, Tennessee and the same property conveyed to James A. Sawyers, Sr. and wife Ruth B. Sawyers and Betty R. Sawyers by Warranty Deed from William D. Feldhaus and wife, Marie N. Feldhaus of record in Book 2996, page 629, Register's Office for said County. James A. Sawyers Sr. and Ruth B. Sawyers have since died and title has been vested in the Grantors as the sole heirs at law of James A. Sawyers, Sr. and wife Ruth B. Sawyers. An affidavit of heirship as to these facts is attached hereto as Exhibit "A".

This conveyance is subject to taxes for the year 1994 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 1520 Ferguson Avenue, Nashville, TN 37212.

22515

94 MAR -1 PM 3:20

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

MAR 03 01 0101 00CHECK 183.20

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[
[The actual consideration or value, whichever is greater for
[this transfer is $46,000.00
[
[Affiant
[
[Subscribed and sworn to before me this
[22nd day of February, 1994.
[
[Notary Public
[
[My Commission Expires 11/20/96

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees Grantees' successors and assigns, forever.

And Grantor does covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same are unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 22nd day of February, 1994.

James A. Sawyers, Jr.

Sammey Louise Ewing

Betty Ruth Mabone

Aggie Marie Loyal

SATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, James A. Sawyers, Jr., Sammy Louise Ewing, Betty R. Mabone and Aggie Loyal, the bargainers, 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 and official seal at Nashville, Tennessee, this 22nd day of February, 1994.

Notary Public

My Commission Expires: 11/20/96

Exhibit A

BOOK 9263 PAGE 519

AFFIDAVIT OF INHERITANCE

JAMES A. SAWYERS, JR, SAMMEY LOUISE EWING, unmarried, BETTY RUTH MABONE, unmarried, and AGGIE MARIE LOYAL, unmarried, after being duly sworn, depose as follows:

1. We are citizens and residents of the State of Tennessee.

2. We are the surviving children of Ruth Sawyers who died on November 28, 1993 in Nashville, Davidson County, Tennessee.

3. We are the only children of Ruth Sawyers, and our father, James Sawyers, has been dead a number of years.

4. We inherit the realty owned by Ruth Sawyers, specifically the lot and dwelling at 1520 Ferguson Avenue, Nashville, Tennessee.

James A. Sawyers, Jr.
JAMES A. SAWYERS, JR.

Sworn to and subscribed before me this 19 day of February, 1994.

Patricia Pitt
NOTARY PUBLIC

7-27-96
My commission expires

SAMMEY LOUISE EWING

Sworn to and subscribed before me this 19 day of February, 1994.

Patricia Pitt
NOTARY PUBLIC

7-27-96
My commission expires

Betty Ruth Mabone
BETTY RUTH MABONE

Sworn to and subscribed before me this 19 day of February, 1994.

Patricia Pitt
NOTARY PUBLIC

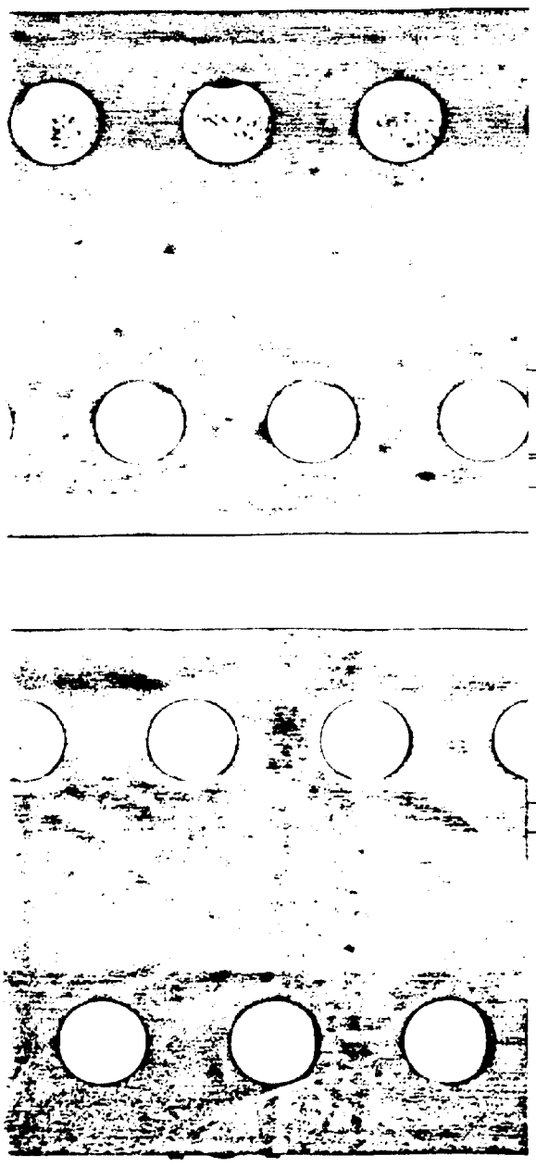
7-27-96
My commission expires

Aggie Marie Loyal
AGGIE MARIE LOYAL

Sworn to and subscribed before me this 19 day of February, 1994.

Patricia Pitt
NOTARY PUBLIC

7-27-96
My commission expires



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9263 PAGE 520

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 46000.00
				CON TX 170.20
				PRFEE 1.00
				WDEED 12.00
				TOTAL 183.20
				CHECK 183.20
03/01/94	01	15:21	0001	6142

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94 MAR -1 PM 3:20

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

22515

IDENTIFICATION REFERENCE

No. 761583