BOOK 9292 PAGE 377

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 20,600.00

Affiant

Subscribed and sworn to before me, this 25th day of March 1994

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
PHOENIX MANAGEMENT 1010 Montrose Avenue Nashville, Tennessee 37204	P.O. Box 120574 Nashville, TN 37212	MAP 118-1 PARCEL 204

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWENTY THOUSAND SIX HUNDRED AND NO/100------ ($ 20,600.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, the, ESTATE OF ESSIE ABEL

hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto PHOENIX MANAGEMENT, A SOLE PROPRIETORSHIP

hereinafter called the Grantee___, its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 112 on the Plan of Montrose Place of record in Book 57, page 93, Register's Office for Davidson County, Tennessee.

SAID Lot No. 112 fronts 50.0 feet on the northerly side of Montrose Avenue, formerly Bethel Street, and runs back between parallel lines 160.0 feet to an alley.

BEING the same property conveyed to Essie Abel by deed from James D. Reynolds and wife, Veronica C. Reynolds, of record in Book 6593, page 727, Register's Office for Davidson County, Tennessee; the said Essie Abel having since died intestate and Veronica Bush having qualified as Administratix. By Order of the Probate Court for Davidson County, Tennessee, File No. 93458, dated March 25, 1994, the Administratrix was authorized to convey subject property without joinder of any other party.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

This is improved property known as 1010 Montrose Avenue, Nashville, Tennessee 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE___, its heirs and assigns, forever.

GRANTOR___ COVENANT_s with the said GRANTEE___ that it is lawfully seized and possessed of said land in fee simple, ha_s good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Montrose Place of record in Book 57, page 93, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s herself___, her___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 25th day of March, 19 94.

ESTATE OF ESSIE ABEL

by: Veronica Bush

Veronica Bush

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 Veronica Bush, Administratrix of the Estate of Essie Abel, the bargainor___, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of March, 19 94.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____, 19 ____.

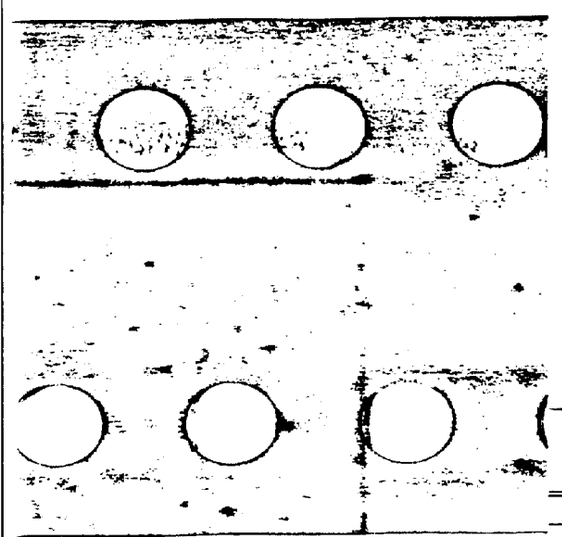
My Commission Expires: _____

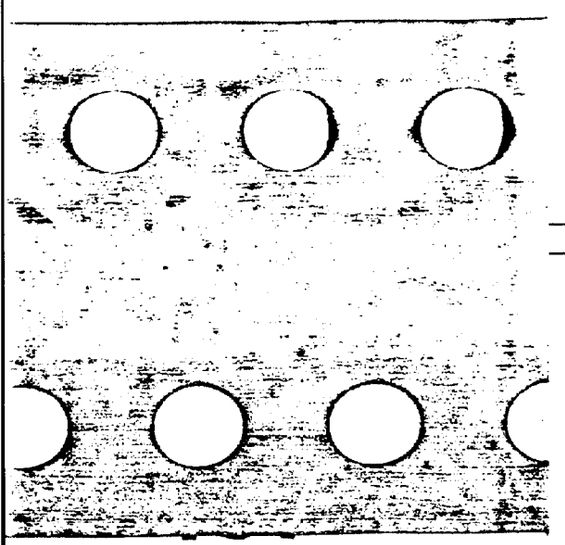
Notary Public

32533
IDENTIF. ↑ REFERENCE

94 MAR 29 AM 8:46
REGISTER
DAVIDSON COUNTY, TN.

6988 03/29 0101 03CHECK 85.22





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 20600.00
				CON TX 76.22
				PRFEE 1.00
				WDEED 8.00
				TOTAL 85.22
				CHECK 85.22

03/29/94 01 08:46 0001 6988

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32533
IDENTIF. & REFERENCE

94 MAR 29 AM 8:46

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

No. 772283