FILE NO. 31974 FILE BOX "7" **BOOK 9300 PAGE 115**

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MARCH 19 94

Notary Public

MY COMMISSION EXPIRES: 1/27/95

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ELLEN M. DARVIN	S A M E	83-3-130
(NAME) 1312 Riverside Drive	(NAME)	15DA 38352
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN. 37206	(STREET ADDRESS)	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, I, MARY ANN TIDWELL, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ELLEN M. DARVIN, Unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 12 on the Map of Minnie F. Martin's Subdivision of Lot No. 58 and part of Lot No. 59 of the Brownsville Tract, as of record in Book 547, page 137, Register's Office for said County.

SAID Lot No. 12 fronts 53 feet on the westerly side of Riverside Boulevard, and runs back between parallel lines along the southerly margin of Creighton Avenue, 150 feet to an alley.

BEING the same property conveyed to Mary Ann Tidwell by deed from William P. Hartley and wife, Barbara D. Hartley, of record in Book 8898, page 779, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to G. D. KNIGHT and wife, OPAL A. KNIGHT, of record in Book 5097, page 23, Register's Office for Davidson County, Tennessee.

This is (unimproved / improved (X)) property, known as 1312 Riverside Drive, Nashville, Tennessee 37206
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 25th day of March, 19 94

Mary Ann Tidwell
MARY ANN TIDWELL

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STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named MARY ANN TIDWELL, Unmarried

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 at Nashville, Tennessee, this 25th day of MARCH, 1994.

Commission Expires 1/22/95

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

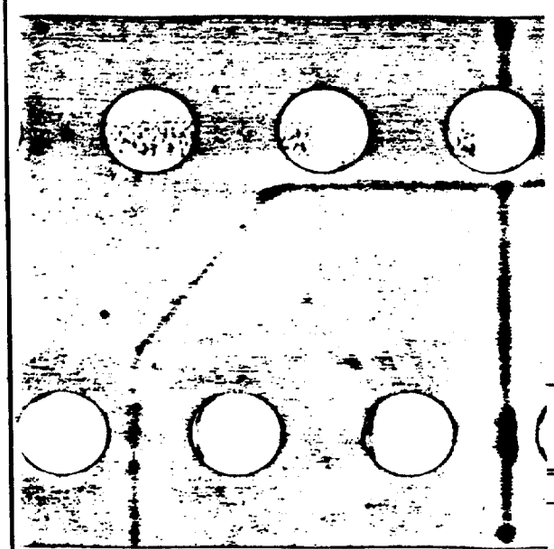
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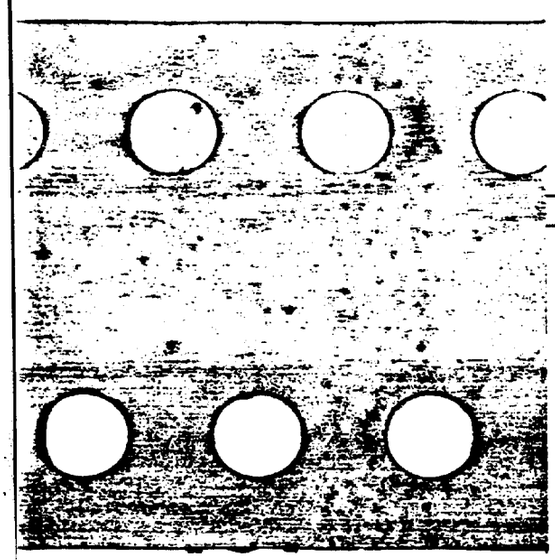
TO

34786
IDENTIF. ↑ REFERENCE

94 APR -5 AM 8:40
FELIA ... REGISTER
DAVIDSON COUNTY, TN.

9395 04/05 0101 03CHECK 140.35





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 35500.00
CON TX 131.35
PRFEE 1.00
WDEED 8.00
TOTAL 140.35
CHECK 140.35

04/05/94 01 08:41 0001 9395

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34786
IDENTIF. ↑ REFERENCE

94 APR -5 AM 8:40

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

No. 774649