This Instrument Prepared By:
Clement, Gibson & Gregory
Suite 600, 200 Fourth Avenue, North
Nashville Tennessee 37219

Box 40-A

ADDRESS NEW OWNER:
Bruce Bodor, Trustee of
Old Hickory Tree TR
101 Northcreek Boulevard, #480
Goodlettsville, Tennessee 37072

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 072-05
PARCEL 111

WARRANTY DEED

BOOK 9421 PAGE 519

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the herein named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Thelma Brown Fenton, a widow ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto Bruce Bodor, Trustee of Old Hickory Tree TR, with full power to mortgage, sell, transfer or convey without the joinder of any beneficiary ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 61 on the Map of the Burchwood Estate, extended, as of record in Book 843, page 101, Register's Office for said County.
>
> Said Lot No. 61 fronts 66 feet on the westerly side of Gear Street and runs back between lines 157.29 feet on the north line and 161.86 feet on the south line, to the east line of the right-of-way of the L & N Railroad, on which it measures 66 feet.
>
> Being the same property conveyed to Thomas A. Fenton and wife, Thelma Brown Fenton by deed from Roscoe D. Jackson and wife, Natalie Rhea Jackson of record in Book 2301, page 257, Register's Office for Davidson County, Tennessee, the said Thomas A. Fenton having since died.

This is improved property known as 2813 Gear Street, Nashville, Tennessee 37216.

This conveyance is made subject to real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, successors and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors 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.

Witness my hand this the 22nd day of July, 1994.

BOOK 9421 PAGE 550

Thelma Brown Fenton by Patricia Ann Wilson
Thelma Brown Fenton by Patricia Ann Wilson, Attorney-in-Fact of record in Book 9421, page 541, R.O.D.C.,T.

STATE OF TENNESSEE)
COUNTY OF Gibson)

2434 07/29 0101 03CHECK 212.50

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Patricia Ann Wilson, to me known (or proved tome on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Thelma Brown Fenton, a widow, and who acknowledged that she executed the same as the free act and deed of Thelma Brown Fenton, a widow.

Witness my hand and official seal at office, this 22nd day of July, 1994.

Gwenn L. Phelps
Notary Public

My Commission Expires: 3-23-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 55,000.00.

Affiant

Subscribed and sworn to before me this 22 day of July, 1994.

Notary Public

My Commission Expires: 9/16/95

94 JUL 29 AM 11:55
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

76177
IDENTIF. & REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 9421 PAGE 551

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 55000.00
CON TX 203.50
PRFEE 1.00
WDEED 8.00
TOTAL 212.50
CHECK 212.50

07/29/94 01 11:55 0001 2434

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

76177
IDENTIF. ↑ REFERENCE

94 JUL 29 AM 11:55
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 818981