88538

IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:
MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

94 SEP -7 AM 9:33

DAVIDSON COUNTY, TN. REGISTER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 9458 PAGE 152

5879 09/07 0101 03CHECK 164.40

The actual consideration or value, whichever is greater, for this transfer is $***42,000.00.

Ava C Mire
Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this 31st day of August, 1994.

Mitchell A Watts
Notary Public

My Commission Expires: 11-22-97

ADDRESS OF NEW OWNER
AVA C. MIRE
111 Evander Street
Nashville, TN 37206

SEND TAX BILLS TO
SAME

MAP & PARCEL NOS.
MAP 83-10
PARCEL 210

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY TWO THOUSAND AND 00/100 ($***42,000.00) DOLLARS,

(a) of which FOUR THOUSAND AND 00/100 ($***4,000.00) DOLLARS have been paid in cash by the hereinafter named Grantee, the receipt of which the Grantor hereby acknowledges, and

(b) for the balance of THIRTY EIGHT THOUSAND AND 00/100 ($***38,000.00) DOLLARS, the Grantee herein has this day executed a Deed of Trust Note payable to Grantor with an interest rate of EIGHT and THREE QUARTERS percent (***8.750%) payable in monthly installments of $***335.81 with the balance of any unpaid principal and accrued interest due and payable on March 1, 1996.

I, BENNIE S. TAYLOR, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto AVA C. MIRE, married, 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:

BEING Lot No. 23 on the Plan of Lockeland, a subdivision of the Chadwell Home Place, of record in Book 57, page 135, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Bennie S. Taylor by Trustee's Deed from Harold Reeves, Trustee, of record in Book 8127, page 352, as re-recorded in Book 9209, page 268, Register's Office for Davidson County, Tennessee.

This is improved property known as 111 Evander Street, Nashville, Tennessee 37206.

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, her heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been assumed by Grantee.

2. Matters shown on the Plan of Lockeland, of record in Book 57, page 135, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds herself, her 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.

IN WITNESS WHEREOF I have hereunto set my hand on this the 31st day of August, 1994.

Bennie S. Taylor
BENNIE S. TAYLOR
by Ozella T. Drake

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, OZELLA T. DRAKE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BENNIE S. TAYLOR, and acknowledged that she executed the same as the free act and deed of the said BENNIE S. TAYLOR.

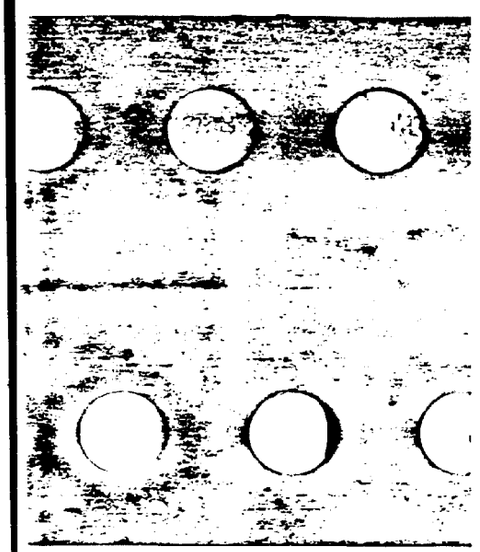
WITNESS my hand and seal this 31st day of August, 1994.

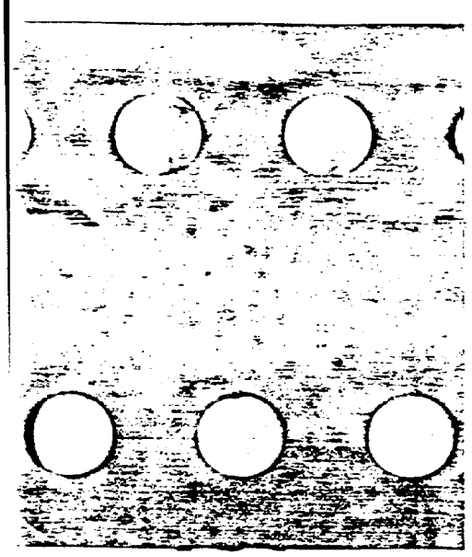
Notary Public

My Commission Expires:

11-22-97

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.





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

RECEIVED OF _____

FOR _____

BOOK 9458 PAGE 154

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 42000.00
				CON TX 155.40
				PRFEE 1.00
				WDEED 8.00
				TOTAL 164.40
				CHECK 164.40
09/07/94	01			09:31 0001 5879

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88538
IDENTIF. # REFERENCE

94 SEP -7 AM 9:33
REGISTER
DAVIDSON COUNTY, TN.

No. 832242