BOOK 9501 PG 437

59B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,000.00

Wayne E. Morris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF October 19 94

Notary Public

MY COMMISSION EXPIRES: January 24, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 2323 21st Avenue South, Ste. 200, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Wayne E. Morris (NAME)	SOUTHTRUST BANK OF TENNESSEE (NAME)	MAP 105-9
2035 Elliott Avenue (ADDRESS)	230 4th Avenue North (ADDRESS)	PARCEL 420
Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	Nashville, TN 37201 (CITY) (STATE) (ZIP)	

FOR AND 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, Donzell Johnson, Executor of the Estate of Lenora Johns Crawley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wayne E. Morris

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:

Being part of Lot 68 on the Plan of Waverly Place of record in Book 57, Page 95, Register's Office for said County as follows:

Beginning on the westerly margin of Elliott, formerly Kirkman Avenue, at the southeast corner of part of Lot No. 68 conveyed to Mai W. Tune, by deed from J. L. Wyatt and wife, of record in Book 2140, Page 135, said Register's Office; thence along her southerly line in a southwesterly direction 198 feet to an alley; thence south along said alley, 45 feet to the northwest corner of the property conveyed to T. M. Dent by deed of record in Book 519, Page 22; thence along his north line in a northeasterly direction 245 feet to the westerly margin of Elliott Avenue; thence with said Avenue in a nortwesterly direction 67 feet 3 inches to the point and place of beginning.

Being the same property conveyed to Lenora J. Crawley by deed from Charles L. Burkhalter and wife, Louise H. Burkhalter of record in Book 4708, Page 274, Register's Office for said County. The said Lenora J. Crawley (a/k/a Lenora Johns Crawley) having died testate, leaving Donzell Johnson, Executor, authority to sell the property, by Will of record in Will Book 94P, Page 471, Probate Court for Davidson County, Tennessee.

This Conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

unimproved ( )
This is improved (X) property, known as 2035 Elliott Avenue, Nashville, Tennessee 37204
(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 21st day of October 19 94

Donzell Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donzell Johnson, Executor of the Estate of Lenora Johns Crawley

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville _____, Tennessee, this 21st day of October, 19 94

Commission expires January 24, 1998

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

02673

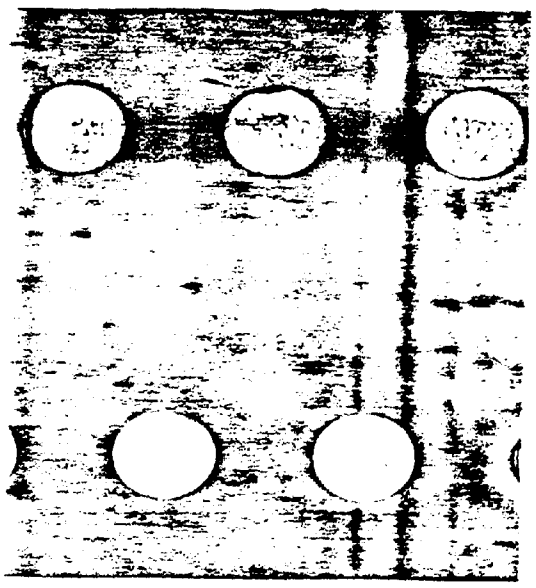
IDENTIF. & REFERENCE

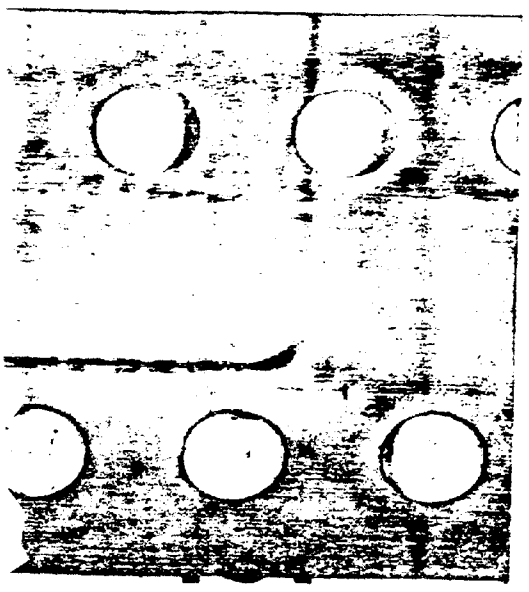
94 OCT 25 PM 1:30

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

1266 10/25 0101 03CHECK 312.40

9501





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	82000.00
CON TX	303.40
PRFEE	1.00
WDEED	8.00
TOTAL	312.40
CHECK	312.40

10/25/94 01 13:37 0001 1266

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02673
IDENTIF. & REFERENCE

94 OCT 25 PM 1:38

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 847421