Prepared by:

Monica D. Edwards, Esq.
112 Stahlman Building
Nashville, Tennessee 37201

ADDRESS OF NEW OWNER:
Russell O. Lockridge and wife, Marry F. Lockridge
1107 Lawrence Avenue
Nashville, TN 37204

SEND TAX BILLS TO:
Bank of America, FSB
P.O. Box 26388
Richmond, VA 23260-6388

MAP: 105-13
Parcel 230.01
22W 10832

WARRANTY DEED

FOR AND IN CONSIDERATION **OF THE SUM OF FORTY SEVEN THOUSAND SEVEN HUNDRED FOUR DOLLARS AND FORTY SIX CENTS ($47,704.46),** cash in hand paid by the within named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption and agreement to pay the unpaid balance of a certain indebtedness payable to BANK OF AMERICA, FSB, in the approximate amount of $7,295.54, which Deed of Trust is evidenced of record in Book 4662, Page 141, Register's Office for Davidson County, Tennessee, to which reference is hereby made for complete terms and conditions thereof;

CARRIE BELLE YEARGIN, a widow, GRANTOR, has bargained and sold, and by these presents does transfer and convey unto the said **RUSSELL O. LOCKRIDGE** and wife, **MARY F. LOCKRIDGE,** GRANTEES herein, their heirs and assigns certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being part of the westerly part of Lot No. 19, 20 and 21, in the Plan of Duckworth's Addition to Nashville, as of record in Book 57, Page 83, Register's Office for said County, described according to a survey of Barge, Waggoner, and Sumner, May 25, 1970 as follows:

BEGINNING at an iron pin in the southerly margin of Lawrence Avenue, 130 feet west of the westerly margin of 11th Avenue South; thence leaving said Avenue, south 4 deg. 33 min west 150 feet to an iron pin; thence north 82 deg. 44 min. west 49.1 feet to an iron pin in the easterly margin of Alley No. 649; thence with the same, north 4 deg. 33 min. east 134.3 feet to an iron pin in the beginning of a curve; thence around said curve, northeasterly 24.27 feet to an iron pin in the southerly margin of Lawrence Avenue; thence with the same, south 82 deg. 44 min. east 33.3 feet to the point of beginning.

BEING the same property conveyed to James Lee Yeargin and wife, Carrie Belle Yeargin, by deed from Hope, Inc., of record in Book 4662, Page 139, Register's Office for Davidson County, Tennessee. The said James Lee Yeargin having since died.

THIS conveyance is being made subject to and by assumption of a mortgage with an approximate balance in the amount of $7,295.54, evidenced by Deed of Trust is evidenced of record in Book 4662, Page 141, Register's Office for Davidson County, Tennessee, payable to Bank of America, FSB.

This is improved property known as 1107 Lawrence Avenue, Nashville, Tennessee 37204.

TO have and to hold the said tracts and parcel of land, with

the appurtenances, estate, title and interest thereto belonging to the GRANTEES, their heirs and assigns, forever. And GRANTOR does covenant with the said GRANTEES that GRANTOR is lawfully seized an possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. And she does further covenant and bind herself, her 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.

WITNESS my hand this 2nd day of November, 1994.

Carrie Belle Yeargin
CARRIE BELLE YEARGIN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CARRIE BELLE YEARGIN**, 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, Davidson County, Tennessee, this 2nd day of November, 1994.

Patricia D. Edwards My Commission Expires: 11/22/97
NOTARY PUBLIC

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **FIFTY FIVE THOUSAND ($55,000.00) DOLLARS.** This is equal to or greater than the property would bring at a fair and voluntary sale.

94 NOV -3 PM 2:55
FELIX A. ... REGISTER
DAVIDSON COUNTY

PICK-UP

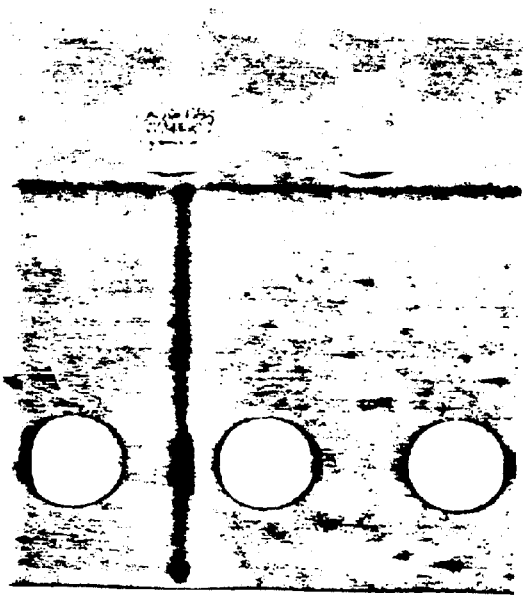
Russell O Lockridge
AFFIANT

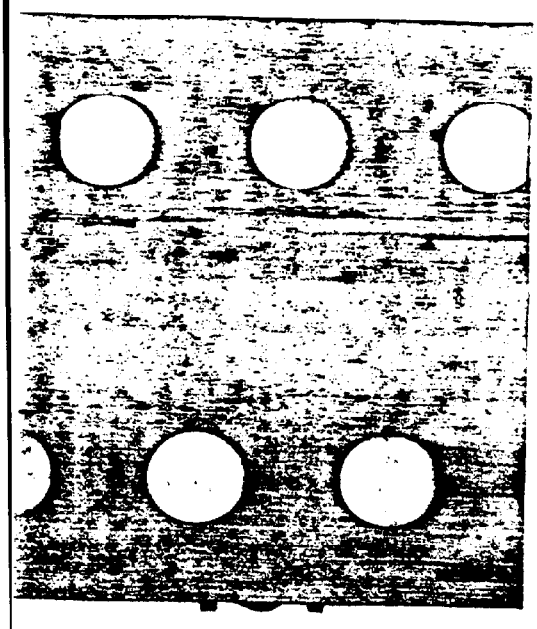
SWORN to and **SUBSCRIBED** before me this 2nd day of November, 1994.

Patricia D. Edwards My Commission Expires: 11/22/97
NOTARY PUBLIC

05975
IDENTIF. ⇗ REFERENCE

4621 11/03 0101 03CHECK 212.50





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

RECEIVED OF _____

FOR _____

BOOK 9511 PG 766

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
CDN TX 203.50
PRFEE 1.00
WDEED 8.00
TOTAL 212.50
CHECK 212.50

11/03/94 01 15:54 0001 4621

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05975
IDENTIF. & REFERENCE

94 NOV -3 PM 3:54

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 850909