BOOK 9520 PG 991

39-B

STATE OF TENNESSEE
COUNTY OF Davidson

94-1137

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November 19 94

Notary Public Kenneth M. Ballew

MY COMMISSION EXPIRES: 11/22/97

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Kenneth M. Ballew, Atty, 30 Burton Hills Blvd., Suite 240, Nashville, TN 37215

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas B. Durr	SAME	130-3-48
(NAME)	(NAME)	
604 Westview Avenue		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 3205		
(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, Mary Donaldson Rhea Sterritt and Rollin Oliver Rhea

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Douglas B. Durr and wife Lisa Durr

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

See Attached

09076 IDENTIF. & REFERENCE

94 NOV 15 PM 2:52 REGISTER DAVIDSON COUNTY, TN.

Thomas James Sterritt, Jr., spouse of Mary Donsaldson Rhea Sterritt, joins in the execution of this conveyence to convey any marital interest he may have in the subject property.

This is improved property known as 604 Westview Avenue, Nashville, TN 3205

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 their hands this 15th day of November 19 94.

Mary Donaldson Rhea Sterritt
Mary Donaldson Rhea Sterritt

Thomas James Sterritt, Jr.
Thomas James Sterritt, Jr.

Rollin Oliver Rhea
Rollin Oliver Rhea
By Mary Donaldson Rhea Sterritt atty. in fact

94-1137

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Kenneth M. Ballew, a Notary Public in and for said County and State, the within named Mary Donaldson Rhea Sterritt and Rollin Oliver Rhea,** and Thomas James Sterritt, Jr. the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of November, 1994.

My commission expires 11/22/97

Notary Public Kenneth M. Ballew

** by Mary Donaldson Rhea Sterritt his Attorney in Fact by Power of Attorney recorded herewith.

4160 11/15 0101 03CHECK 1141.50

File No.: 94-1137

BOOK 9520 PG 993

ATTACHMENT

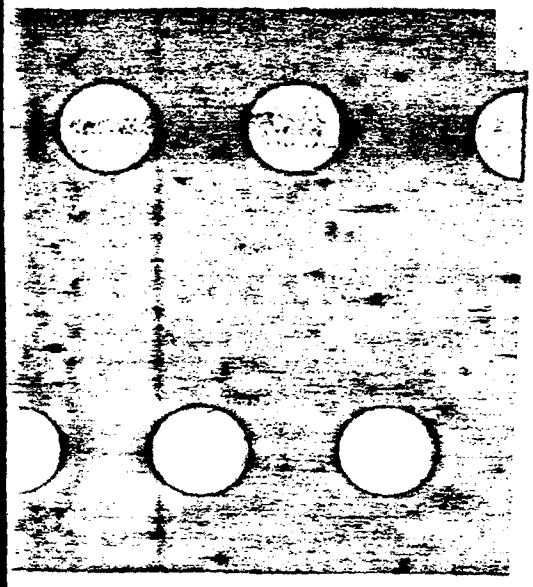
Land in Davidson County, Tennessee, Being parts of Lots Nos. 18, 19, 20, & 21 of Block 10 (Lots Nos. 18 & 19 being unrecorded), and parts of Lots Nos. 1 and 2 of Block 11, and part of an unnamed street, on the Map of a Subdivision of part of Royal Oaks Land Company's Subdivision, as of record in Book 974, pages 4 and 5, Register's Office for said County, and also being shown as parts of Lots Nos. 154, 155, 156, 157, and 159, on a unrecorded map of the Royal Oaks Subdivision by W.B. Southgate, Surveyor, and described according to a copy of survey thereof by Norrris H. Hickerson, Surveyor, dated January 25, 1947, as follows:

Beginning at an iron pin in the easterly margin of Westview Avenue, at the southwest corner of the property formerly owned by L. W. Cherry, said point being 494.75 feet south of the southerly margin of Sunnybrook Drive, which is shown on said Southgate survey; thence with the easterly margin of Westview Avenue south 5 degrees west 275 feet to an iron pin; thence south 85 degrees east 200 feet to an iron pin; thence north 5 degrees east 245 feet to an iron pin; thence south 85 degrees east 271.9 feet to an iron pin set in the rear line of Lot No. 6 of Block 10, shown on said Southgate Survey; thence with the rear line of Lots 6,5,4, and 3, said Block, north 55 degrees 30' west 338.7 feet to what was Cherry's northeast corner; thence along what was Cherry's east line, south 5 degrees west 131.83 feet to a point; thence north 85 degrees west 175 feet to the point of beginning.

Included in the above legal description but expressly excluded from this conveyence is that tract of land conveyed to L.W. Cherry and wife Evelyn M. Cherry by deed from Dr. C.O. Rhea and wife Jane Manby Rhea, of record in Book 1643, page 317, Register's Office for Davidson County, Tennessee, to which reference is made for a complete descritption thereof.

BEING part of the property conveyed to Dr. C.O. Rhea and wife Jane Manby Rhea, by deed of record in Book 1642, Page 581, Said Register's Office, Jane Manby Rhea having predeceased Dr. C.O. Rhea. Dr. C.O. Rhea being the same person as C. Osborn Rhea, having since died. The Last Will and Testament of C. Osborn Rhea of record in Will Book 143, page 605, Probate Court for Davidson County, Tennessee, devised said property to Mary Donaldson Rhea (now Sterritt), and Rollin Oliver Rhea, with a life estate in Jeannette C. Rhea, who is now deceased.

Subject to matters shown on the plan of record and applicable recorded restrictions and easements.



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

RECEIVED OF _____

FOR _____

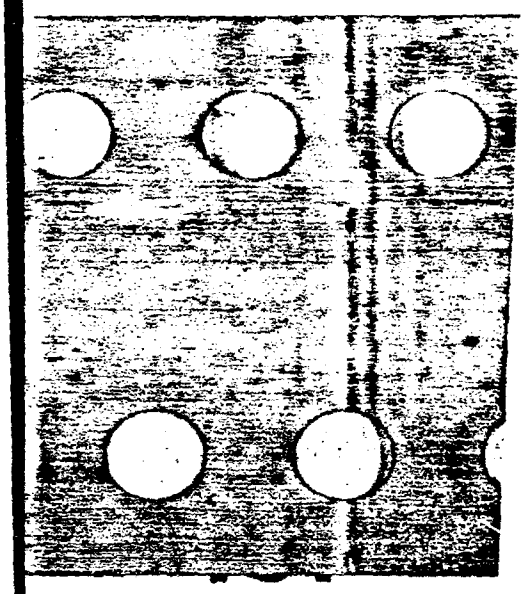
BOOK 9520 PG 994

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT 305000.00
CON TX 1128.50
PRFEE 1.00
RECP 12.00
TOTAL 1141.50
CHECK 1141.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/15/94 01 14:52 0001 4160

09076
IDENTIF. & REFERENCE

94 NOV 15 PM 2:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 854237