FB 12
JR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer $ 157,825.

Susan T. Evans
Affiant

Subscribed and sworn to before me this 29th day of Nov., 1994.

Cheri L. Jenkins
Notary Public
My Commission Expires: July 27, 1996

This Instrument Prepared By:

Jack E. Seaman, Attorney
The Tower, Suite 2704
611 Commerce Street
Nashville, Tennessee 37203
(615) 255-0033

8908 12/01 0101 03CHECK 592.86

Address of New Owner As Follows	Send Tax Bills To:	Map and Parcel Numbers
Susan T. Evans 247 Cherokee Road Nashville, TN 37205	Same	Map 103-12 Parcel 6

WARRANTY DEED

For and in consideration of the sum of One Hundred Fifty Seven Eight Hundred Twenty Five and No/100 ($157,825.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Dorothy MacKenzie Graves, Executrix of the Estate of Virginia MacKenzie Ritter, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Susan T. Evans, hereinafter called the Grantee, her heirs, successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

> House and lot located at 247 Cherokee Road, Nashville, Tennessee and being more particularly described as a certain tract or parcel of land in the 26th Ward of the City of Nashville, Davidson County, Tennessee, being Lot No. 37, of Block "L" on the plan of Cherokee Park, Section III, as of record in Book 843, pages 2 and 3, Register's Office for said county. Said Lot No. 37 fronts 60' on the westerly side of Cherokee Road and runs back 146.81' on the northerly line and 144.80' on the southerly line to a dead line and measures 60.03' thereon. This is the same property conveyed to Virginia MacKenzie Ritter by deed from Dan Leech and wife, Mable F. Leech by deed of record Book 1132, page 393, Davidson County Register's Office.

The said Virginia MacKenzie Ritter having since died testate, her Will being of record in Will Book 192, Page 699, Probate Court for Davidson County, Tennessee.

This conveyance is made subject to the restrictive covenants of record in Book 819, Page 216, in said Register's Office.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, her heirs, successors and assigns, forever; and Grantor does covenant with said Grantee that Grantor, as Executrix of the Estate of Virginia MacKenzie Ritter, is lawfully seized and possessed of said land in fee simple, has a good right to covey it, and the same is unencumbered, except as otherwise herein set out; Grantor, as Executrix of the Estate of Virginia MacKenzie Ritter, does further covenant and bind herself, her heirs, successors, and representatives, to warrant and forever defend the title to said land to said Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 29 day of November, 1994.

Dorothy MacKenzie Graves
DOROTHY MACKENZIE GRAVES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 29th day of November, 1994, before me personally appeared Dorothy MacKenzie Graves, Executrix of the Estate of Virginia MacKenzie Ritter, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Cherie L. Jenkins
Notary Public

My Commission Expires:
July 27, 1996

IDENTIFICATION REFERENCE 13430

Return to upon recording:

Susan T. Evans
247 Cherokee Road
Nashville, TN 37205



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

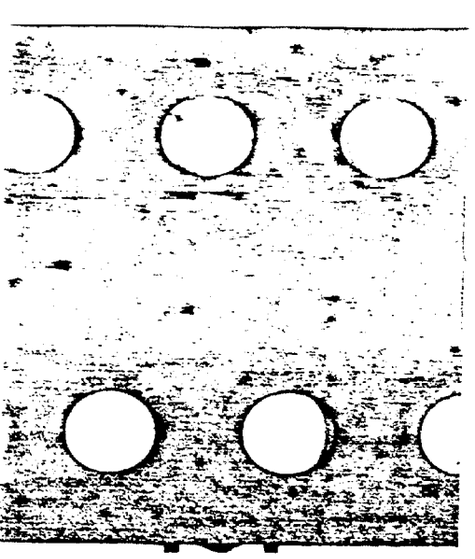
RECEIVED OF _____

FOR _____

BOOK 9534 PG 441

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 157825.00
CON TX 583.86
PRFEE 1.00
WDEED 8.00
TOTAL 592.86
CHECK 592.86

12/01/94 01 12:12 0001 8908

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13435
IDENTIF. & REFERENCE

94 DEC -1 PM 12:12
REGISTER
DAVIDSON COUNTY, TN.

No. 858926