BOOK 9539 PG 921

327021

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (MDS)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Dee Ann Walker 1215 Fifth Avenue North Nashville, Tennessee 37208	Same	Map 82-9 Parcel 286

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, Irene R. Boyd, a single person ("Grantor"), has bargained and sold, and by these presents transfers and conveys unto Dee Ann Walker ("Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Beginning at a point in the southwest corner of said parcel (1213 5th Avenue North) and running a distance of 47 feet more or less northerly along the rear of the property line adjacent to an alley to the northwest corner of said parcel (being also the southwest corner of parcel 1215 5th Avenue North); then extending easterly along the northern property line (being the common line between 1213 and 1215 5th Avenue North) to the westerly side of a stone wall, being 44 feet, more or less; then running southerly from this point and perpendicular to the southern line of said parcel 47 feet, more or less; then westerly with the southern boundary of said parcel 44 feet more or less to the point of beginning.

Being the property conveyed to Irene R. Boyd from Mary B. Walker by record in Book 5953, page 119, Register's Office for Davidson County, Tennessee.

The source of this description is the prior referenced deed.

This is unimproved property known as part of 1213 5th Avenue North, Nashville, Tennessee 37208.

Said property is conveyed subject to the following matters:

1. Real property taxes for 1994, a lien and currently due and payable.

2. Such matters as are reflected on the public records.

3. Such matters as would be disclosed by an accurate survey of the property.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, her heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds herself and her heirs and representatives to warrant and forever defend the title to said land to Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Grantor hereby retains the right to access across the property described herein from 1213 5th Avenue North to the alley in the rear of the property. Such right of access easement shall be non-exclusive, shall not exceed ten (10) feet in width between parallel lines, shall be used exclusively for pedestrian, vehicular or utility access to 1213 5th Avenue North so long as 1213 5th Avenue North is used as a residence. The exact location of the easement corridor shall be selected by Grantor from time to time. No permanent improvements may be made on the then easement corridor, without mutual agreement by Grantor and Grantee.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS our hands this 2 day of December 1994.

Irene R. Boyd

IRENE R. BOYD

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Irene R. Boyd, the within named 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, at office, this 2nd day of December, 1994.

Betty L. Salzman

Notary Public

My Commission Expires:

11-22-97

BETTY L. SALZMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 1997

DEC 6 11 14:20

15158

IDENTIFICATION REFERENCE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $1,000.

Affiant

Sworn to and subscribed before me this 2nd day of December, 1994.

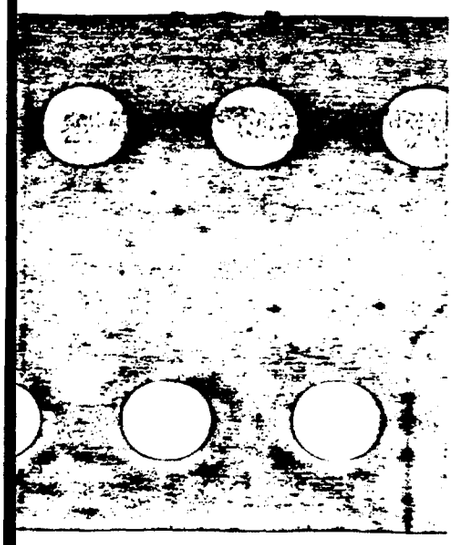
Notary Public

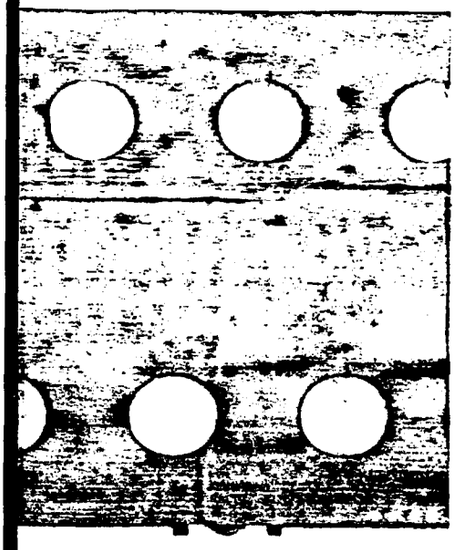
My Commission Expires:

11-22-97

BETTY L. SALZMAN
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES NOV. 22, 1997

0740 12/06 2101 03CHECK 16.70





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9539 PG 924

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 1000.00
CON TX 3.70
PRFEE 1.00
WDEED 12.00
TOTAL 15.70
CHECK 15.70

12/06/94 01 16:20 0001 0740

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15158
IDENTIF. & REFERENCE

94 DEC -6 PM 4:20
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 860738