BOOK 9579 PG 716

WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, Tennessee 37219-0676

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO.
John Harwell 5341 Weber Road Hermitage, TN 37076	Same	Map 96-1 Par. 18

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $45,000.00.

Affiant

Subscribed and sworn to before me this 25th day of January, 1995.

Notary Public

My Commission Expires:

1-25-97

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

For and in consideration of the sum of Ten Dollars ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Robert B. Gessler, Trustee under the will of Carl N. Gessler, deceased, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto John Harwell, hereinafter referred to as Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in the 3rd Civil District of Davidson County, Tennessee, being part of Lot No. 8 on the Map of Jere Bowen lands, as of record in Book 2, page 134, of the Chancery Court at Nashville, described as follows:
>
> Beginning on the southerly margin of Benson Avenue, as located on a plan of which is of record in Book 1130, page 70, Register's Office for said County, at the northwest corner of the property conveyed to Wilson B. McCord and wife, by deed from Harley M. Gentry, of record in Book 2875, page 623, Register's Office for said County; thence with said McCord's western boundary line South 7° 45' West 164.7 feet; thence North 77 1/2° West 219 feet to the easterly margin of said Benson Avenue; thence with the same and around a slight curve, 290 feet, more or less, to the beginning.
>
> Being the same property conveyed to Carl N. Gessler by Trustee's Deed of record in Book 8148, page 485, Register's Office of Davidson County, Tennessee, the said Carl N. Gessler

having since died. The Last Will and Testament of Carl N. Gessler is of record in Minute Book 387, page 317, of the Probate Court Clerk's Office of Davidson County, Tennessee.

This property is subject to a 20 foot permanent easement and a 10 foot temporary construction easement for sanitary sewers and/or storm drainage, of record in Book 5580, page 28, Register's Office for Davidson County, Tennessee and right-of-way for 30 foot roadway in instrument of record in Book 855, page 343, Register's Office for Davidson County, Tennessee.

This is improved property, known as 115 Benson Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantor, his successors and assigns, forever, and he does covenant with the said Grantee that he is seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as above mentioned, and taxes for the year 1995, which the Grantee herein assumes and agrees to pay.

And he does further covenant and bind himself, his successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 25th day of January, 1995.

Robert B. Gessler, Trustee

Robert B. Gessler, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

5658 01/26 0101 03CHECK 175.50

On this 25th day of January, 1995, before me personally appeared Robert B. Gessler, Trustee, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and seal, at office in Nashville, Tennessee, this 25th day of January, 1995.

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

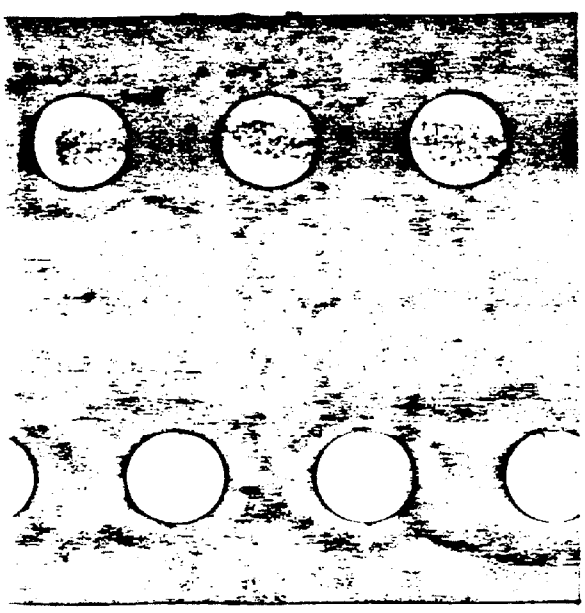
My Commission Expires:

1-25-97

28542
IDENTIF. & REFERENCE

95 JAN 26 PM 2:52
REGISTER
DAVIDSON COUNTY, TN.

ag\gess.wd



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

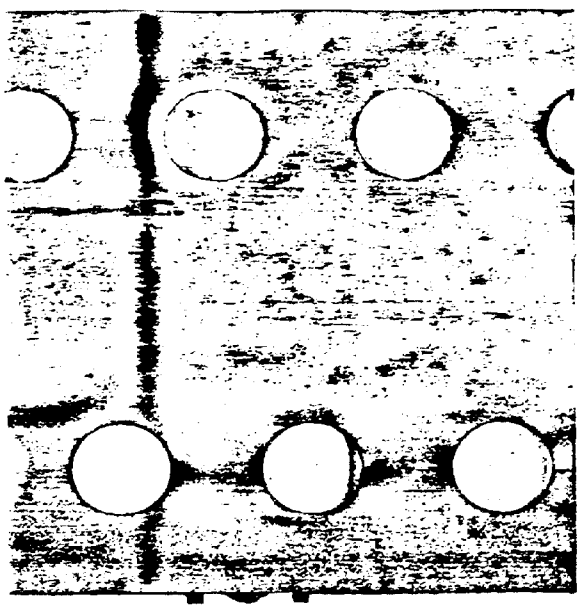
RECEIVED OF _____

FOR _____

BOOK 9579 PG 718

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	45000.00
CON TX	166.50
PRFEE	1.00
WDEED	8.00
TOTAL	175.50
CHECK	175.50

01/26/95 01 14:52 0001 5658

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28542
IDENTIF. ← REFERENCE

95 JAN 26 PM 2:52
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 875439