BOOK 9591 PG 35

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,000.00

Mary C. Watts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF February 19 95

Patricia Nichols
Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary C. Watts (NAME)	Owner (NAME)	MAP 105-11
2160 Byrum Avenue (ADDRESS)	(ADDRESS)	PARCEL 229
Nashville, TN 37203 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Christine S. Day, sole heir of the Estate of Hattie West Woodard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary C. Watts, unmarried

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

BEING the southerly 39 feet of Lot No. 55 and the northerly 16 feet of Lot No. 56 on the map of Aldrich Brothers and Myers' Subdivision, as of record in Book 161, Page 44, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 55 and 56 front together 55 feet on the easterly side of Byrum Street and run back between lines 190 feet, more or less, on the northerly line and 185 feet, more or less, on the southerly line to an alley in the rear on which they measure 55 feet.

BEING the same property conveyed to Freeman A. Woodard and wife, Hattie West Woodard by deed from A. J. Rist and wife, Annie Laura Rist, of record in Book 4178, Page 3, Register's Office for said County. The said Freeman A. Woodard having predeceased the said Hattie West Woodard. The said Hattie West Woodard now being deceased leaving Christine S. Day as her only surviving heir.

32685

IDENTIF. & REFERENCE

95 FEB -8 AM 11:19

FELIX E. DICKINSON REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 2160 Byrum Avenue, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 3rd day of February 19 95

Christine S. Day

Christine S. Day

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9591 PG 36

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christine S. Day, sole heir of the Estate of Hattie West Woodard

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, _____, Tennessee, this 3rd day of February, 1995.

Commission expires May 24, 1997

Patricia Nicholls
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

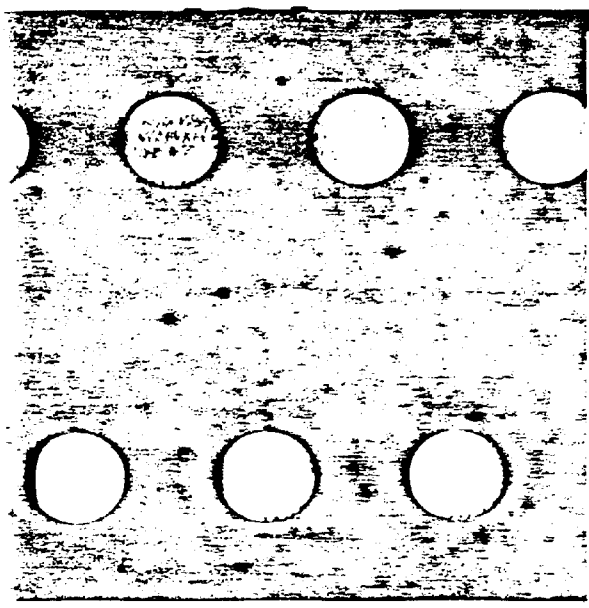
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

95 FEB 22 PM 01:03 CHECK 179.20



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9591 PG 37

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

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

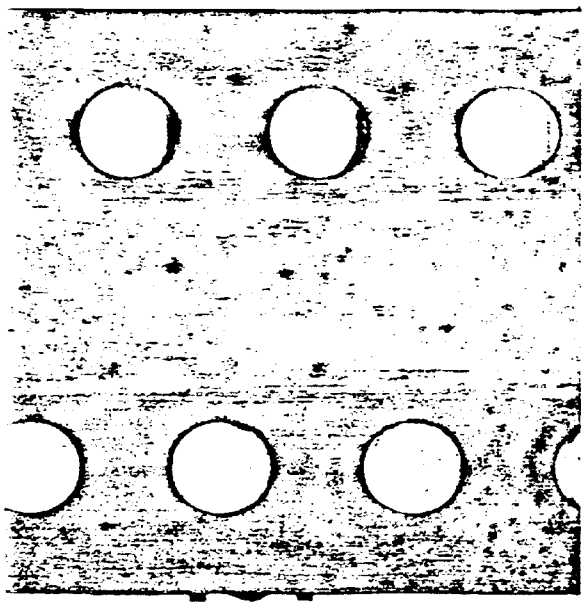
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 46000.00
CON TX 170.20
PRFEE 1.00
WDEED 8.00
TOTAL 179.20
CHECK 179.20

02/08/95 01 11:20 0001 0118

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



32685
IDENTIF. ↑ REFERENCE

95 FEB -8 AM 11:19
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 879853