BOOK 9624PG425

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,000.00

Kathrine B. Niebank
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March 19 95

Notary Public

MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JUSTIN W. NIEBANK (NAME)	SAME (NAME)	103-4-89
P.O. Box 8971 (ADDRESS)	(ADDRESS)	25WO-3195
Columbus, GA 31908 (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, DEAUBREY PACK DAVIS, A WIDOW

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JUSTIN W. NIEBANK AND WIFE, KATHRINE B. NIEBANK

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:

LAND in Davidson County, Tennessee, being Lot No. 6 of Block No. 4, on the Map of a part of Sylvan Park, of record in Plat Book 332, page 104, Register's Office for said County.

Said lot No. 6 fronts 60 feet on the southerly side of Wyoming, formerly 6th Avenue, and runs back between parallel lines, with the easterly margin of 47th Avenue, North, formerly 6th Street, 160 feet to an alley.

BEING the same property conveyed to James E. Davis and wife, DeAubrey Pack Davis, by deed from Elzo E. Stockton and wife, Mabel Davis Stockton, of record in Book 2098, page 83, Register's Office for Davidson County, Tennessee. The said James E. Davis is deceased leaving DeAubrey Pack Davis vested with fee simple title as surviving tenant by the entireties.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This instrument is executed on behalf of DEAUBREY PACK DAVIS, by DOROTHY ELLEN CARTER, as her Attorney-in-Fact, pursuant to a Power of Attorney which is being placed of record with this instrument.

2562 03/22 0101 03CHECK 275.40

unimproved (X)
This is improved ( ) property, known as 4611 WYOMING AVENUE, NASHVILLE, TN 37209
(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 15th day of March, 19 95

DEAUBREY PACK DAVIS
By: DeAubrey Pack Davis / Dorothy Ellen Carter
DOROTHY ELLEN CARTER, ATTORNEY-IN-FACT

BOOK 9624PG426

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

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 _____

_____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DOROTHY ELLEN CARTER, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument on behalf of DEAUBREY PACK DAVIS, as her Attorney-in-Fact, as the free act and deed of the within named DEAUBREY PACK DAVIS.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of March, 1995.

My Commission Expires: 7/26/97

Notary Public

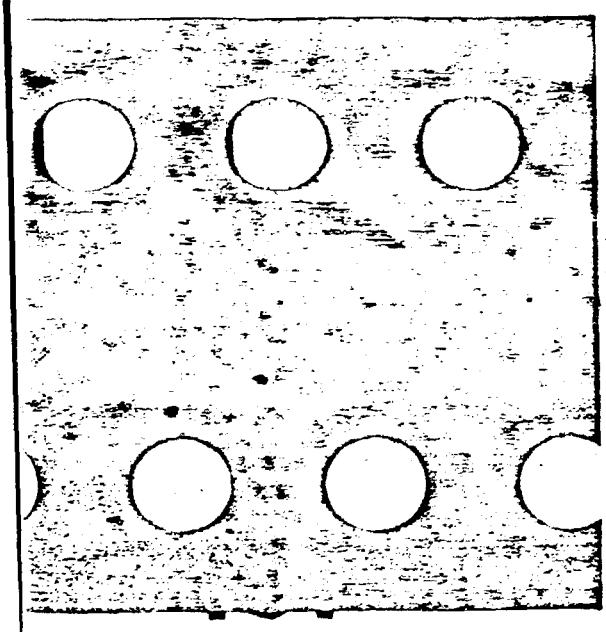
4407

IDENTIF. ↑ REFERENCE

95 MAR 22 AM 8:55

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9624 PG 427

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 72000.00
CON TX 266.40
PRFEE 1.00
WDEED 8.00
TOTAL 275.40
CHECK 275.40

03/22/95 01 08:56 0001 2562

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44017
IDENTIF. ↑ REFERENCE

95 MAR 22 AM 8:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 892131