47755

IDENTIFICATION REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) Title No: 35811
Dav. Co. File: Box 8

BOOK 9634 PG 512

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Dudley W. Warner P. O. Box 158202 Nashville, Tn 37215-8202	SAME

TAX MAP-PARCEL NUMBERS: 117-11-25 & 117-11-26

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Margaret Elizabeth Turner and Catherine Marshall Wood, Devisee under the will of Elizabeth March Marshall,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Dudley W. Warner, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

TRACT I

LAND in the 7th, formerly the eleventh civil district of Davidson County, Tennessee, beginning at a point on the northern margin of Graybar Lane (formerly Watkins Avenue) said point being approximately 490 ~~498~~ feet eastwardly from the intersection of Graybar Lane and Hillsboro Road and being the northeast corner of the intersection of Graybar Lane and Boensch Street; running thence eastwardly with the north margin of Graybar Lane 200 feet; thence northwardly at right angles 400 feet to a point which is the common corner of Lot Numbers 199, 198, 217 and 216; thence westwardly at right angles 200 feet to the eastern margin of Boensch Street, thence southwardly with the east margin of Boensch Street 400 feet to the beginning point; being Lot Numbers 215 and 216 on the plan of Noel Subdivision of Watkins Grove, Plan not of record.

TRACT II

BEING Lot No. 217 on the Map of Noel's Subdivison of Watkins Grove, not of record, and described as follows:

Beginning at a point in the easterly margin of Boensch Street 355 feet south of Woodmont Avenue or Boulevard, at the common corner of Lot Nos. 217 and 218; thence with the line between said lots, easterly 200 feet to the corner of said lots and of Lot Nos. 197 and 198; thence with the line between lots 198 and 217, southerly 200 feet to the corner of said lots and of Lots 199 and 216; thence with the line between lots 216 and 217, westerly 200 feet to a point in the easterly margin of Boensch Street; thence with the margin of the same northerly 200 feet to the point of beginning.

BEING the same property conveyed to Elizabeth March Marshall by deed from O. F. and John H. Noel, Trustees, of record in Book 833, Page 661, said Register's Office, as to Tract No. I. Being the same property conveyed to Elizabeth March Marshall by deed from Third National Bank and John H. Noel, Jr., Trustees of record in Book 1449, Page 99, said Register's Office, as to Tract II. The said Elizabeth March Marshall died unmarried and testate, thereby devising subject property to Betty Marshall (Speier) Porter,

John Gilbert Marshall and Margaret Marshall Wood by Will of record in Will Book 184, Page 724 in the Probate Court Clerks Office for Davidson County, Tennessee, Case No. 93P556. The said Margaret Marshall Wood pre-deceased the said testatrix, under the terms of said will that portion is to be divided between her children, being Margaret Elizabeth Turner and Catherine Marshall Wood.

It is the intent of the Grantor to convey to Grantee all property owned at the described location.

This is improved property, known as: 1932 Graybar Lane & Boensch St, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of March, 1995.

Margaret Elizabeth Turner
Margaret E. Turner
Margaret Elizabeth Turner

Catherine Marshall Wood
Catherine Marshall Wood

State of Tennessee
County of Davidson

On this 30th day of March, 1995, before me the undersigned authority, personally appeared **Margaret Elizabeth Turner and Catherine Marshall Wood,** ~~to me~~ known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

Notary Public

My Commission Expires: _____

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: ~~$28000000~~ 93,333.33

Affiant

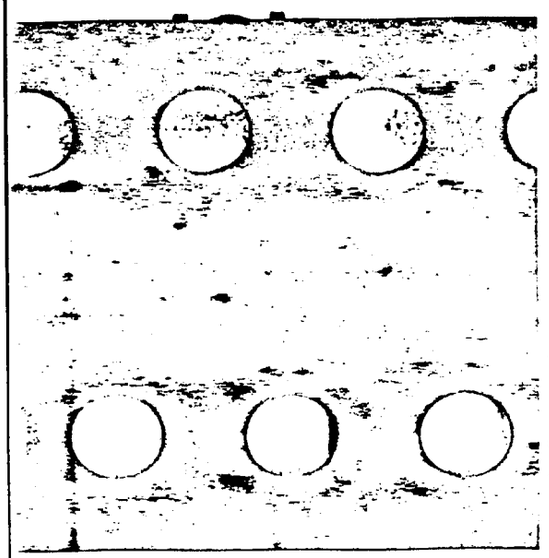
Sworn and subscribed before me on the ~~29th~~ 30th day of March, 1995.

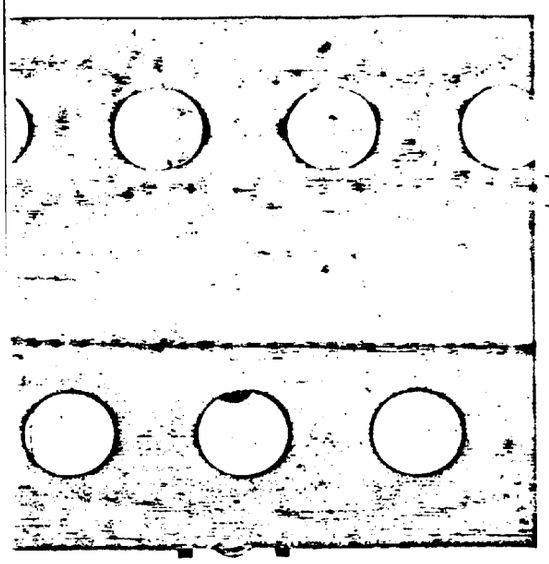
PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
DAVIDSON COUNTY
RECEIPT
354.34





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9634 PG 514

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	93333.33
CON TX	345.34
PRFEE	1.00
WDEED	8.00
TOTAL	354.34
CHECK	354.34

04/03/95 01 11:22 0001 6720

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47755
IDENTIF. & REFERENCE

95 APR -3 AM 11:23

DAVIDSON COUNTY, TN

No. 896251