9645 592

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $61,000.00

Affiant

Sworn to and subscribed before me this ___ day of ___, 199

NOTARY PUBLIC

My Commission Expires:

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, Tennessee 37238-1545
615-242-2525

PICK-UP

51525

IDENTIFICATION REFERENCE

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Wilson Enterprises, Inc.	Same	Map 91-15
304 Oceola Ave.		Par. 137
Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Florene G. Sieber, hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto Wilson Enterprises, Inc., hereinafter called Grantee, its heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Being the westerly 60 feet of the easterly 210 feet on the northerly one half of Block 15 on the Map of Realty Savings Trust Co., Subdivision as of record in Book 421, page 18, Register's Office for said County.
>
> Said part of said Block 15 fronts 60 feet on the southerly margin of Nevada Avenue and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Florene G. Sieber by deed from Harry J. Kerns and wife, Patricia R. Kerns, of record in Book 4209, page 595, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 5207 Nevada Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, its heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, its 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 ___ day of _____, 1995.

FLORENE G. SIEBER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Florene G. Sieber, the bargainor, to me personally known (or proved to me on the basis of satisfactory evidence), and who acknowledged that she was duly authorized to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this ___ day of _____, 1995.

NOTARY PUBLIC

My Commission Expires: _____

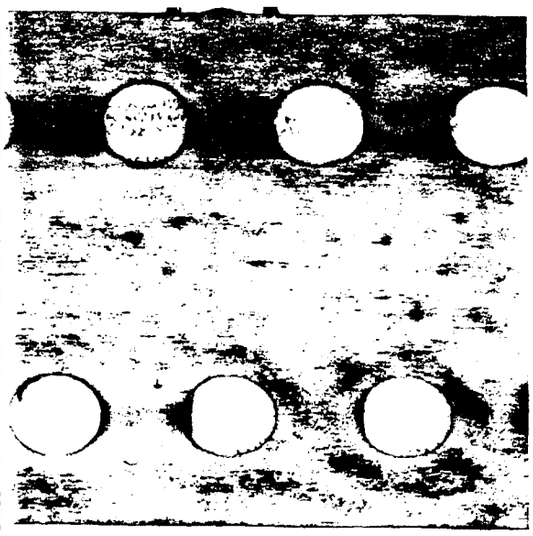
RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE TENNESSEE

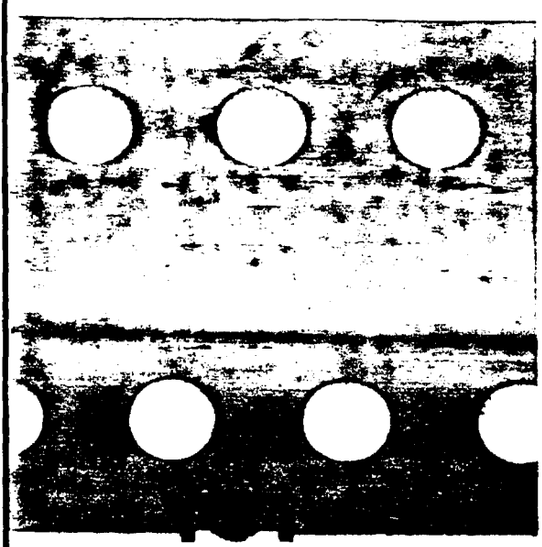


RECEIVED OF _____

FOR _____

BOOK 9645 PG 594

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	61000.00
CON TX	225.70
PRFEE	1.00
WDEED	8.00
TOTAL	234.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 234.70

95 APR 17 AM 9:57 FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TN.

04/17/95 01 09:56 0001 0834

51525

IDENTIF. # REFERENCE

No. 900314