This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Trasbin L. Stoner II
752 Argyle Avenue
Nashville, TN 37208

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 105-1
PARCEL 55
16W-15140

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($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, we, Buford F. Drake and wife, Juanita Drake hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Trasbin L. Stoner II, unmarried , hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING the easterly part of Lot No. 5 and a strip 30 feet wide adjoining said part of Lot No. 5 on the Plan of W. H. Matthews Subdivision of Lots No. 6, 7, 8 and 9, Waverly Plan, of record in Book 161, Page 48, Register's Office for Davidson County, Tennessee, described as follows:
>
> BEGINNING on the northerly margin of Argyle Avenue, seven (7) feet westerly of the southeast corner of said Lot No. 5; thence northwardly 160.4 feet, more or less, to the southerly margin of an alley; thence with said alley, eastwardly passing the northeast corner of said Lot No. 5 at 17.2 feet, in all 47.2 feet, more or less, to the westerly line of Lot No. 38; thence with said lines southwardly 160.4 feet to the northerly margin of said Avenue; thence with said Avenue westwardly 37 feet to the beginning.
>
> Being the same property conveyed to Buford F. Drake and wife, Juanita Drake, by Courty Court Clerk's Deed from Bill McPherson, County Court Clerk of record in Book 7435, Page 662, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines of record in Book 161, Page 48, said Register's Office.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

Taxes for 1995 have been pro-rated and assumed by Grantee(s).

This is improved property known as 758 Argyle Avenue, Nashville, TN 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Trasbin L. Stoner II, unmarried, his heirs and assigns, forever; and we, Buford F. Drake and wife, Juanita Drake do covenant with the said Grantee 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 17th day of April, 1995.

Buford F. Drake

Juanita Drake

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Buford F. Drake and wife, Juanita Drake the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 17th day of April, 1995.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 17,250.00.

AFFIANT

Subscribed and sworn to before me this 17th day of April, 1995.

NOTARY PUBLIC
My Commission Expires: 3/22/97

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

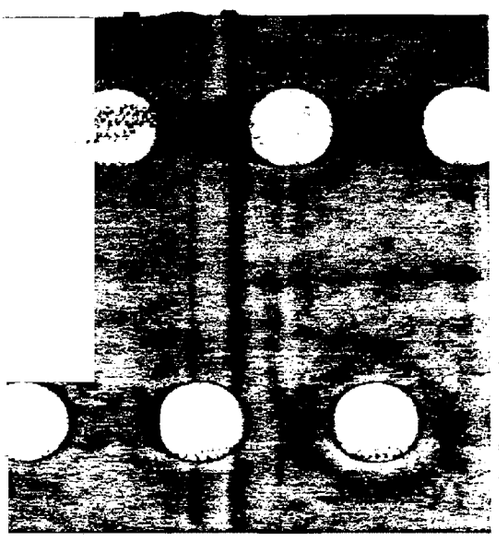
52981

IDENTIFICATION REFERENCE

95 APR 19 AM 10:25

DAVIDSON COUNTY, TN.

RECEIPT 34.17 3401 DEED TAX 72.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

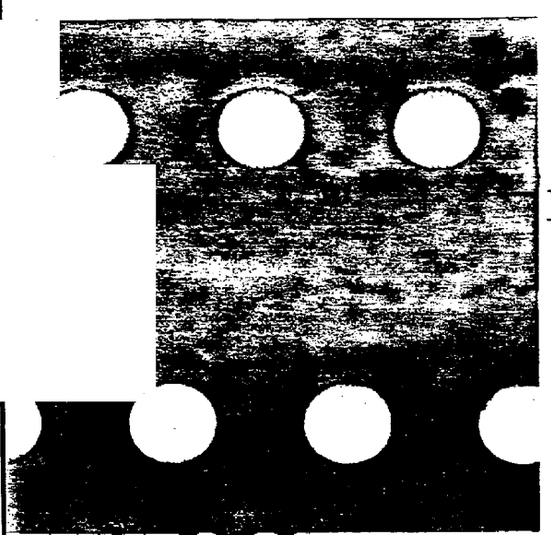
RECEIVED OF _____

FOR _____

BOOK 9649 PG 279

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 17250.00
CON TX 63.64
PRFEE 1.00
WDEED 8.00
TOTAL 72.64
CHECK 72.64

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/19/95 01 10:25 0001 2438

52981
IDENTIF. & REFERENCE

95 APR 19 AM 10:25

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 901906