This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679
This instrument prepared from information furnished by parties

File Box 24

ADDRESS NEW OWNER:
George F. Deala Sr. and Dorothy R. Deala
311 East Trinity Lane
Nashville, Tennessee 37207

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 71-07
PARCEL 148
12DZ-01765

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Ben Davidson Jr. and wife, Geraldine Davidson hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto George F. Deala Sr. and wife, Dorothy R. Deala, as tenants by the entirety, 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 easterly 50 feet of Lot No. 14 on the Map of Haynie's Oriental Plan of lots, of record in Book 161, Pages 26 and 27, Register's Office for Davidson County, Tennessee, described as follows:
>
> SAID part of Lot No. 14 fronts 50 feet on the northerly side of Trinity Lane, formerly Countess Street, and runs back between parallel lines 143 feet, more or less, to an alley.
>
> Being the same property conveyed to Ben Davidson, Jr. and wife, Geraldine Davidson, by deed from Mary Francis Davidson of record in Book 4475, Page 746, 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, Pages 26 and 27, said Register's Office.

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

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

This is improved property known as 311 East Trinity Lane, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said George F. Deala Sr. and wife, Dorothy R. Deala, their heirs and assigns, forever; and we, Ben Davidson Jr. and wife, Geraldine Davidson 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 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.

BOOK 9649 PG 286

Ben Davidson Jr.
Ben Davidson Jr.

Geraldine Davidson
Geraldine Davidson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Ben Davidson Jr. and wife, Geraldine Davidson 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.

Jane W. Floyd
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 42,500.00.

George R. Duke Sr.
AFFIANT

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

Jane W. Floyd
NOTARY PUBLIC
My Commission Expires: 3/22/97

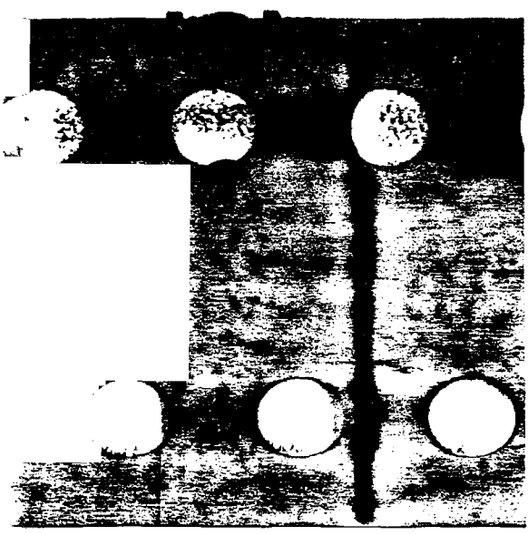
NOTARY PUBLIC AT LARGE

52983

IDENTIFICATION REFERENCE

95 APR 19 AM 10:26

DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

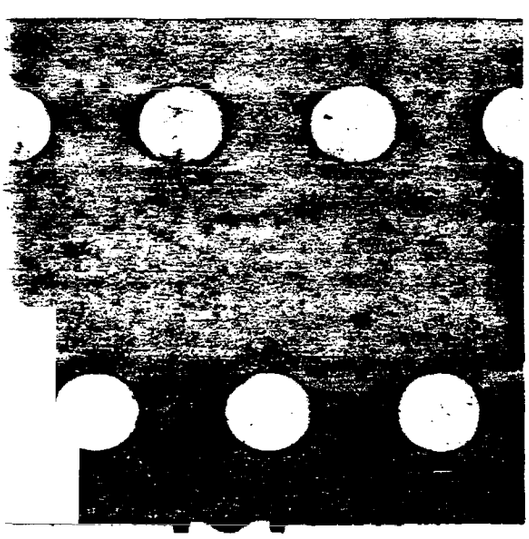
RECEIVED OF _____

FOR _____

BOOK 9649 PG 287

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 42500.00
CON TX 157.25
PRFEE 1.00
WDEED 8.00
TOTAL 166.25
CHECK 166.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/19/95 01 10:26 0001 2440

52983
IDENTIF. ↑ REFERENCE

95 APR 19 AM 10: 26

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 901908