This Instrument Prepared By:
Clement, Gibson & Gregory
Suite 600, 200 Fourth Avenue, North
Nashville Tennessee 37219

Box 40-A

BOOK 9664 PG 603

ADDRESS NEW OWNER:
Joseph P. Agee, unmarried
5207 Idaho Avenue
Nashville, Tennessee 37209

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 103-03
PARCEL 068

MORTGAGEE:
Ford Consumer Finance Company, Inc.
278 Franklin Road, Suite 120
Brentwood, Tennessee 37027

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the herein named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Kristi Lynn Staub, Executrix with power of sale under the Will of Margaret K. Sullivan, deceased ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto Joseph P. Agee, unmarried ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Being the westerly 50 ft. of the easterly 590 ft. of the northerly 160 ft. of Lots Nos. 23 and 24 on the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park, Company's First Addition, as of record in Book 421, page 18, Register's Office for Davidson County.
>
> According to a survey made by S. R. Sanford, Jr., Surveyor, June 29, 1946, said part of Lots Nos. 23 and 24 front 50 ft. on the southerly side of Idaho, formerly 5th Avenue, and runs back between parallel lines, parallel with and 540 feet west of the westerly margin of 51st Avenue North, 160 ft. to a dead line.
>
> Being the same property conveyed to William B. Sullivan, Jr. and wife, Mary Koonce Sullivan by deed from Dan B. Yearwood and wife, Edith D. Yearwood of record in Book 1385, page 178, Register's Office for Davidson County, Tennessee, the said grantees having since divorced and by Decree of record in Book 4154, page 389, said Register's Office, title to said property was divested out of William B. Sullivan and vested solely in Margaret Koonce Sullivan. The said Margaret K. Sullivan having since died, the property is vested in Kristi Lynn Staub, Executrix with power of sale under the Will of Margaret K. Sullivan, deceased, of record in Will Book 191, page 112, in the Probate Court Clerk's Office for Davidson County, Tennessee.

This is improved property known as 5207 Idaho Avenue, Nashville, TN 37209.

This conveyance is made subject to real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor does covenant with

Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, successors and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors 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 my hand this the 4th day of May, 1995.

Kristi Lynn Staub, Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Kristi Lynn Staub, Executrix with power of sale under the Will of Margaret K. Sullivan, deceased, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 4th day of May, 1995.

Andrew B. Gibson, Jr.
NOTARY PUBLIC

My Commission Expires: 9/16/95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $67,900.00.

AFFIANT

Subscribed and sworn to before me this 4th day of May, 1995.

Andrew B. Gibson, Jr.
NOTARY PUBLIC

My Commission Expires: 9/16/95

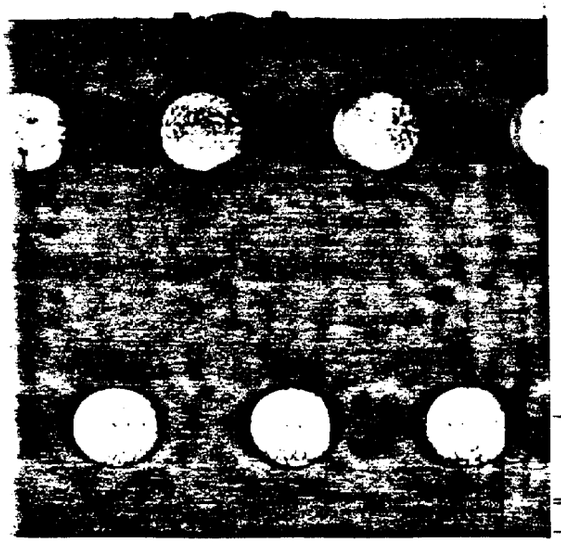
57937

IDENTIFICATION REFERENCE

95 MAY -5 AM 8:07

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

78-8 05/05 0101 03CHECK 260.23



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

RECEIVED OF _____

FOR _____

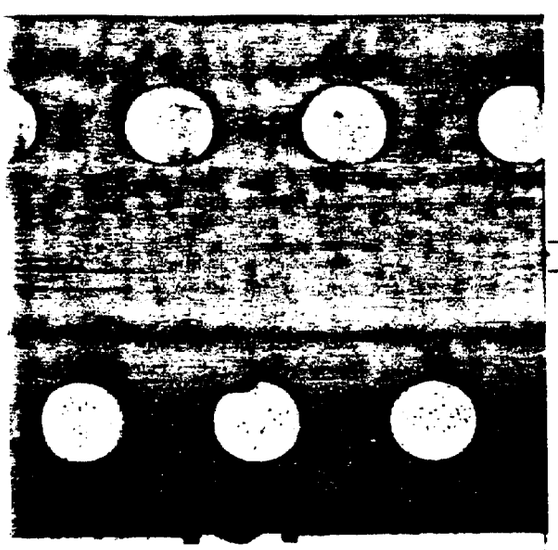
BOOK 9664 PG 605

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

DAMT 67900.00
CON TX 251.23
PRFEE 1.00
WDEED 8.00
TOTAL 260.23
CHECK 260.23

05/05/95 01 08:13 0001 7848



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57937
IDENTIF. ↑ REFERENCE

95 MAY -5 AM 8:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 907260