BOOK 9666 PG 880

THIS INSTRUMENT PREPARED BY:
LARRY R. WILLIAMS, ATTORNEY
Post Office Box 190632
Nashville, Tennessee 37219-0632

THIS INSTRUMENT PREPARED ON INFORMATION FURNISHED BY THE PARTIES.

WARRANTY DEED

ADDRESS NEW OWNER AS:	**PARTY RESPONSIBLE FOR TAXES:**	**MAP-PARCEL NO.**
Daniel T. Furth 4034 Crestridge Road Nashville, TN 376204	Same	104-08-0 292.00

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, LORRAIN EUGENE GIDDINGS, THOMAS BERGER GIDDINGS and MARGARET GIDDINGS WARD, being all the heirs of L. E. Giddings and wife, Margaret B. Giddings, deceased, do hereby transfer and convey unto DANIEL T. FURTH, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows, to-wit:

BEING part of Lot No. 42 in O. B. Hayes' Plan of Large Lots, as of record in Book 21, Page 87, Register's Office for said County, described as follows:

BEGINNING on the easterly margin of 17th Avenue, South, formerly Addison Street, at a point 60 feet 6-1/2 inches northerly from the south line of said Lot No. 42; thence with the easterly margin of said Avenue, northerly 50 feet, more or less, to the northwest corner of a part of said lot conveyed to John T. Benson and wife to D. B. Blakemore by deed of record in Book 144, Page 231, said Register's Office; thence with the north line of said lot conveyed to said Blakemore, easterly 156 feet, more or less, to the westerly margin of an alley; thence with said alley, southerly 50 feet, more or less, to a point opposite the beginning; thence westerly 156 feet, more or less, to the beginning.

BEING the same property conveyed to L. E. Giddings and wife, Margaret B. Giddings by deed from Dalton G. Wright and wife, Ollie Felts Wright, of record in Book 1718, Page 547, Register's Office of Davidson County, Tennessee. The said L. E. Giddings died on November 4, 1969 vesting fee simple title in his surviving tenant by the entirety, Margaret B. Giddings. Margaret B. Giddings died testate on July 8, 1994 leaving a Last Will and Testament of record in Will Book 192, Page 79, Probate Court Clerk's Office of Davidson County, Tennessee wherein she devised the herein described property to the Grantors, who are her three surviving children.

The Grantors have never used the subject property as a principal place of abode.

This is improved real property known as 1408 17th Avenue, South, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said DANIEL T. FURTH, his heirs, and assigns forever.

The undersigned covenant with the said DANIEL T. FURTH, that they are lawfully seized and possessed of said real property in fee simple; have a good right to convey it and the same is unencumbered, except:

1. Real property taxes for 1995 which are prorated to date of closing and assumed by the Grantee.

2. All restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

The undersigned do further covenant and bind themselves, and their heirs, successors and assigns to warrant and forever defend the title to said land to the said DANIEL T. FURTH, his heirs and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 4th day of May, 1995.

Lorrain Eugene Giddings by Margaret Giddings Ward, atty-in-fact

LORRAIN EUGENE GIDDINGS,
BY: MARGARET GIDDINGS WARD, HIS ATTORNEY-IN-FACT

Thomas Berger Giddings by Margaret Giddings Ward, atty in fact

THOMAS BERGER GIDDINGS,
BY: MARGARET GIDDINGS WARD, HIS ATTORNEY-IN-FACT

Margaret Giddings Ward

MARGARET GIDDINGS WARD

STATE OF FLORIDA
COUNTY OF BREVARD

Personally appeared before me, CAROLYN MURPHY, a Notary Public in and for said State and County, the within named MARGARET GIDDINGS WARD, the bargainor, with and who acknowledged that she executed the within instrument on behalf of LORRAIN EUGENE GIDDINGS and THOMAS BERGER GIDDINGS as their attorney-in-fact, as the free act and deed of the within named LORRAIN EUGENE GIDDINGS and THOMAS BERGER GIDDINGS.

Witness my hand and official seal at Merritt Island, Florida this 4 day of May, 1995.

Carolyn Murphy

Notary Public

My Commission Expires:_____

NOTARY PUBLIC STATE OF FLORIDA
CAROLYN MURPHY
My Commission CC441308
Expires Apr 01, 1999
Bonded by ANB
800-852-5878

BOOK 9666PG882

STATE OF FLORIDA
COUNTY OF BREVARD

Personally appeared before me, CAROLYN MURPHY, a Notary Public in and for said State and County, the within named MARGARET GIDDINGS WARD, 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 instrument for the purposes therein contained.

Witness my hand and official seal at Merritt Island, Florida this 4 day of May, 1995.

NOTARY PUBLIC STATE OF FLORIDA
CAROLYN MURPHY
My Commission CC441308
Expires Apr 01, 1999
Bonded by ANB
800-852-5878

Carolyn Murphy
Notary Public

My Commission Expires:_____

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $88,000.00.

Daniel T. Furth
DANIEL T. FURTH

Sworn to and subscribed before me,
this 5 day of May, 1995.

Cynthia M. Beard
Notary Public

My Commission Expires: Jan. 25, 1998

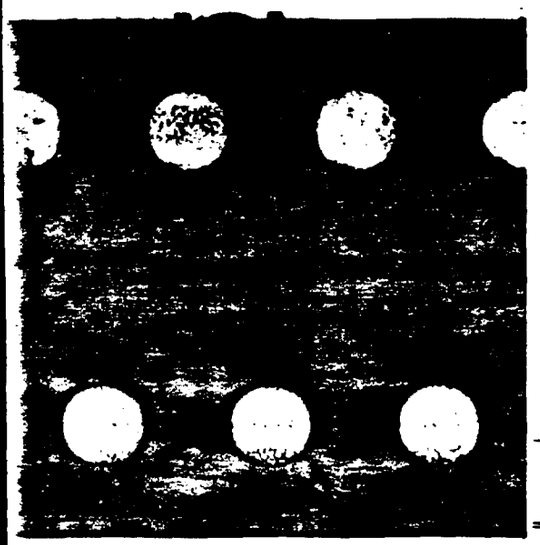
NOTARY PUBLIC CYNTHIA M. BEARD DAVIDSON CO. TENN.

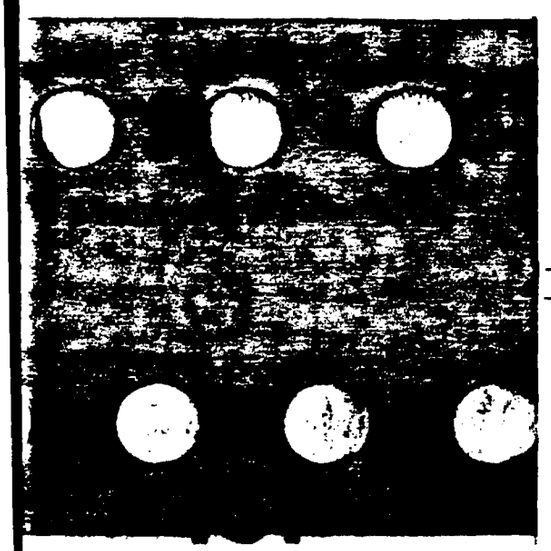
58746
IDENTIF. ↑ REFERENCE

95 MAY -8 PM 2:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

8756 05/08 0101 03CHECK 338.60





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

RECEIVED OF _____

FOR _____

BOOK 9666 PG 883

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 88000.00
CON TX 325.60
PRFEE 1.00
WDEED 12.00
TOTAL 338.60
CHECK 338.60

05/08/95 01 14:10 0001 8756

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

58746
IDENTIF. ↑ REFERENCE

95 MAY -8 PM 2:0
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 908160