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OLD REPUBLIC
National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

SV 2383862

BOOK 9670 PG 739

STATE OF TENNESSEE)
COUNTY OF Davidson)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,000.00.
Adele B. Tyler
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE, THIS THE 12th DAY OF May, 1995.
NOTARY PUBLIC
My Commission expires: 1-27-96

(615) 385-2804 THIS INSTRUMENT PREPARED BY TN SupCt# 3143
Marbut Glenn Gaston,Jr.,Lawyer,2211 Crestmoor Rd.,Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Adele B. Tyler (NAME)	owner at same address (NAME)	104-5-149
215 Cantrell Avenue (ADDRESS)	(ADDRESS)	26W-00580
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 92,000.00 **cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we**
The Estate of Irene S. Philbin, Sara Lusty Grossholz and Stuart M. Lusty Co-Executors and sole devisees

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Adele B. Tyler

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson **County, Tennessee, described as follows, to wit:**

Land in Davidson County, Tennessee, and being part of Lot No. 377 on the plan of Richland Realty Company's Division "C", as of record at Book 421, page 31, Register's Office for said County, and described as follows:

Beginning on the westerly margin of Harvard Avenue, at a point 50-feet northerly from the corner of lots numbers 377 and 381; thence, with the northerly line of Flanary's part of said lot, westerly 92½ feet to a point 70 feet northerly from the corner of lots numbers 377 and 381; thence, northerly 55 feet; thence, easterly 80 feet, more or less, to a point on the westerly margin of said Avenue, 55 feet northerly from the beginning point; thence, with the westerly margin of said Avenue, southerly 55 feet to the point of beginning.

Being all the same property conveyed to Irene S. Philbin by deed dated June 6, 1972, as of record at Book 4614, page 157, said Register's Office. The said Irene S. Philbin having since died testate in Davidson County, TN on Oct. 22, 1994. By her Will of record at Will Book 196, page 121 Probate Court Clerk's Office for Davidson County, TN (and as of record in the pages immediately preceding this Warranty Deed), all of the above described property was devised to Sara Lusty Grossholz and Stuart M. Lusty (see 95P-273 in said Probate Clerk's Office).

This is improved (X) **property, known as** 323 Harvard Ave., Nashville, TN 37205
(House Number) (Street) (City) (State) (Zip)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their 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. Subject to 1995 property taxes which the grantee assumes in full and to limitations on said plan at Book 421, page 31, said Register's Office.

Witness our hands this 12th **day of** May, **19** 95.

The Estate of Irene S. Philbin

By: Sara Lusty Grossholz
Sara Lusty Grossholz, Co-Exec.

By: Stuart M. Lusty
Stuart M. Lusty, Co-Exec.

Sara Lusty Grossholz
Sara Lusty Grossholz, individually as a devisee

Stuart M. Lusty
Stuart M. Lusty, individually as a devisee

60254

IDENTIF. & REFERENCE

INDIVIDUAL ACKNOWLEDGMENTS:

95 MAY 12 PM 2:49

BOOK 9670 PG 740

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

STATE OF TENNESSEE }
County of Davidson **}**

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Sara Lusty Grossholz and Stuart M. Lusty, **the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that** they **executed the within instrument for the purposes therein contained.**

Witness my hand and official seal at office this 12 **day of** May, **19** 95.

My Commission expires:
1-27-96

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, **the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that** _____ **executed the within instrument for the purposes therein contained.**

Witness my hand and official seal at office this _____ **day of** _____, **19**____.

My Commission expires:

_____

Notary Public

STATE OF TENNESSEE }
County of }

0460 05/12 0101 03CHECK 349.40

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, **the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that** _____ **executed the within instrument for the purposes therein contained.**

Witness my hand and official seal at office this _____ **day of** _____, **19**____.

My Commission expires:

_____

Notary Public

ESTATE

CORPORATE ~~OR PARTNERSHIP~~ ACKNOWLEDGMENT:

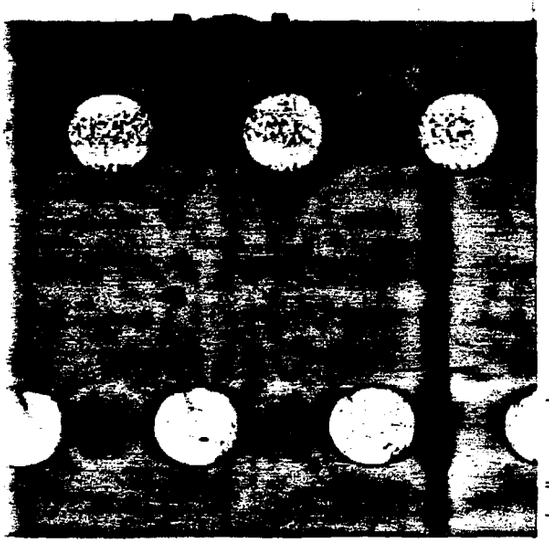
STATE OF TENNESSEE }
County of Davidson **}**

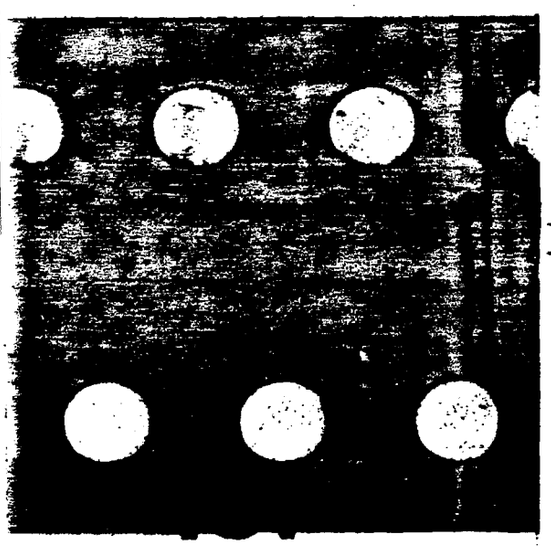
Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Sara Lusty Grossholz & Stuart M. Lusty, **with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged** them **self to be the** Co-Executors **of** The Estate of Irene S. Philbin, deceased, **the within named bargainor, a ~~corporation (or partnership)~~, and that** they **as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the ~~corporation (or partnership)~~ by** themself **as such officer ~~(or partner)~~**==Co-Executor Estate

Witness my hand and official seal at office this 12 **day of** May, **19** 95.

My Commission expires:
1-27-96

Notary Public





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

RECEIVED OF _____

FOR _____

BOOK 9670 PG 741

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 92000.00
CON TX 340.40
PRFEE 1.00
[illegible] BANK 8.00
TOTAL 349.40
CHECK 349.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/12/95 01 14:50 0001 0460

60254
IDENTIF. # REFERENCE

95 MAY 12 PM 2:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 909840