SOB

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9684 PG 425

ADDRESS NEW OWNER:
Arvid L. Nutt and Elaine L. Nutt
400 Lorna Drive
Nashville, Tennessee 37214

SEND TAX BILL:
To Owner

MORTGAGEE:
Union Planters Bank of Middle Tennessee, N.A.
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:
MAP 96-09
GROUP
PARCEL 39

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, Eldon Ray Martin and Ronnie L. Spain, both unmarried persons, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Arvid L. Nutt and wife, Elaine L. Nutt, 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:

> Land in Davidson County, Tennessee, being Lot No. 153, on the Plan of Woodberry Park, of record in Book 2133, page 177, 118 and 119, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Eldon Ray Martin and Ronnie L. Spain, by deed from Eric Lee Pirtle and wife,Tammy R. Pirtle, as of record in Book 9068, page 394, Register's Office for Davidson County, Tennessee.

This is improved property known as 400 Lorna Drive, Nashville, TN 37214.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1995 Metropolitan Government property taxes and subsequent years thereafter.
2. Subject to any and all matters shonw on there herein reference plan of record in said Regsiter's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Arvid L. Nutt and wife, Elaine L. Nutt, their heirs and assigns, forever; and we, Eldon Ray Martin and Ronnie L. Spain, both unmarried persons, 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 26th day of May, 1995.

Eldon Ray Martin

Eldon Ray Martin

Ronnie L. Spain

Ronnie L. Spain

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Eldon Ray Martin and Ronnie L. Spain,both unmarried persons, 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 26th day of May, 1995.

TRACY C. BOUCHER NOTARY PUBLIC AT LARGE

Tracy C. Boucher

NOTARY PUBLIC

My Commission Expires: 9/27/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 74,500.00.

Elaine L. Nutt

AFFIANT

Subscribed and sworn to before me this 26th day of May, 1995.

TRACY C. BOUCHER NOTARY PUBLIC AT LARGE

Tracy C. Boucher

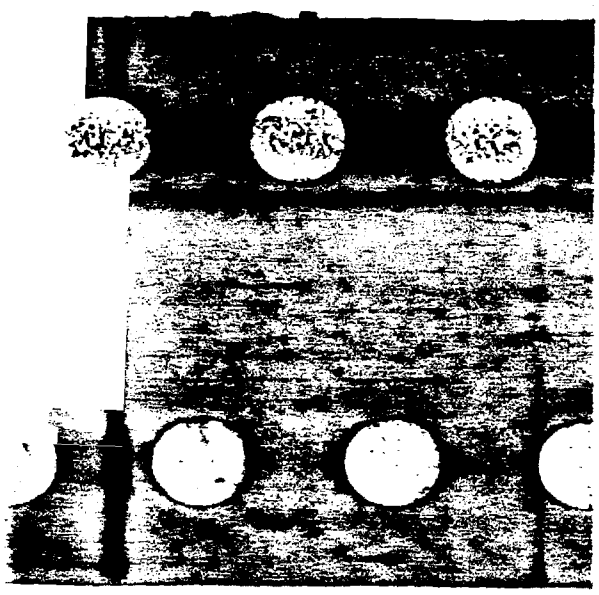
NOTARY PUBLIC

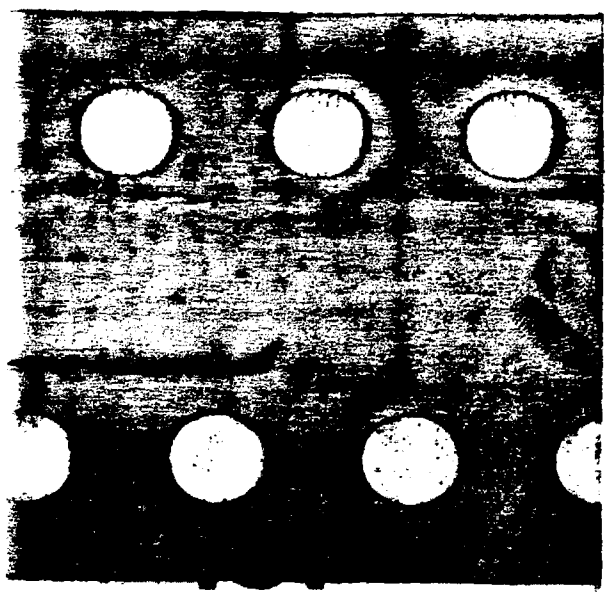
My Commission Expires: 9/27/97

0065052
IDENTIF. ↑ REFERENCE

95 MAY 30 PM 3:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5740 05/30 0101 03CHECK 284.65





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

RECEIVED OF _____

FOR _____

BOOK 9684 PG 427

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 74500.00
CON TX 275.65
PRFEE 1.00
WDEED 8.00
TOTAL 284.65
CHECK 284.65
05/30/95 01 15:13 0001 5740

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0065052
IDENTIF. ↑ REFERENCE

95 MAY 30 PM 3:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 915065