Box 58

WARRANTY DEED

BOOK 9685 PG 145

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

James L. Fuston
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF May 19 95

Paula M. Harris
Notary Public

My Commission Expires Nov. 22, 1997

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PAULA M. HARRIS NOTARY PUBLIC DAVIDSON COUNTY, TENN. AT LARGE

THIS INSTRUMENT WAS PREPARED BY
COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
James L. Fuston	NEW OWNER	MAP 105-13
(NAME)	(NAME)	
1311 Ashwood Avenue	P. O. Box 128104	PARCEL 64
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, The Estate of William Floyd by Nettie Fleming Administratrix

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James L. Fuston and wife, Mary S. Fuston

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 the east half of Lot No. 39-A in Belmont Land Company's Plan of Lots called Belmont Heights, as of record in Book 421, page 34, of the Register's Office for said County. Said East half of said Lot No. 39-A fronts 50 feet on the southerly side of Ashwood Avenue and runs back between parallel lines 169 feet to an alley.

Being the same property conveyed to William Floyd and wife, Eula Floyd by deed from Lillian A. Burgess Cartwright, of record in Book 4678, page 680, Register's Office for Davidson County, Tennessee. The said William Floyd and Eula Floyd having since died intestate. By Court Order Probate Court Docket No. 68308 dated May 24, 1995 appoints Nettie Fleming as Administratrix to sell real property.

The above legal description is the same as used in the prior Deed.

This conveyance is made subject to the Plan of record in Plat Book 421, page 134; any and all restrictive covenants and/or easements running with the land and taxes for the current year which have been prorated day of close and assumed by the Grantees.

unimproved ( )
This is improved (X) property, known as 1311 Ashwood Avenue, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; and we 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 30th day of May, 19 95

The Estate of William Floyd by Nettie Fleming Administratrix
By: Nettie F. Fleming Administratrix

STATE OF TENNESSEE

BOOK 9685 PG 146

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE

COUNTY OF

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Nettie Fleming with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Administratrix respectively of the The Estate of William Floyd the within named bargainor, and that she as such Administratrix being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of The Estate of William Floyd as such Nettie Fleming, Administratrix.

Witness my hand and official seal at office at Nashville, Tennessee on this the 30th day of May 19 95.

My Commission Expires Nov. 22, 1997

My commission expires _____

Paula M. Harris
Notary Public

PAULA M. HARRIS NOTARY PUBLIC AT LARGE TENN.

95 MAY 31 AM 9:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

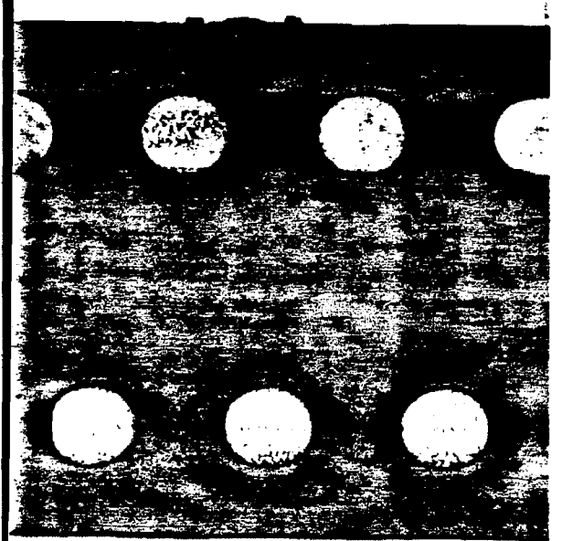
0065204

IDENTIF. + REFERENCE

5914 05/31 0101 03CHECK

286.50

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



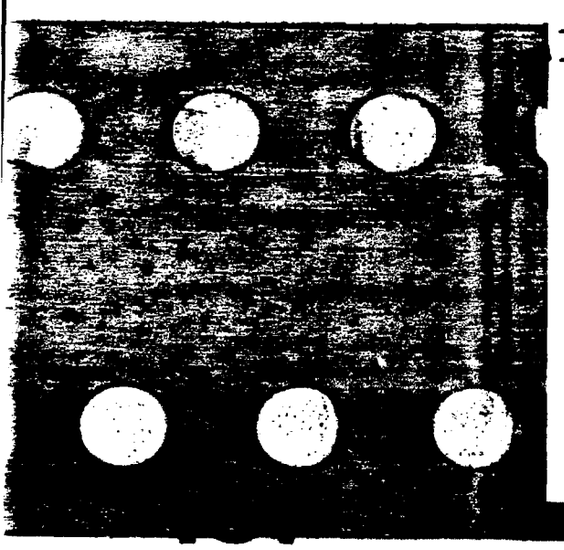
RECEIVED OF _____

FOR _____

BOOK 9685 PG 147

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	75000.00
			CON TX	277.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	286.50
			CHECK	286.50
05/31/95	01		09:50 0001	5914



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0065204
IDENTIF. ↑ REFERENCE

95 MAY 31 AM 9:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 915233