THIS INSTRUMENT WAS PREPARED BY:
WM. BARRY WOOD, Attorney
222 Second Avenue North
326 Washington Square
Nashville, TN 37201
(615) 259-9222

Mail

BOOK 9761 PG 13

95 AUG 14 AM 9:45

REGISTER

IDENTIFICATION REFERENCE

00088927

WARRANTY DEED

Address of New Owner as Follows:	Send Tax Bill to:	Map/Parcel Nos.
Timon Rice 303 Scott Avenue Nashville, TN 37206	Same	1 083-02-0 315.00

FOR AND IN CONSIDERATION of the sum of Forty Thousand Eight Hundred Dollars and No Cents ($40,800.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Elmus Mason and Imogene Mason have bargained and sold and by these present do transfer and convey unto the said Timon Rice, the Grantee herein, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

1854 08/14 0101 03CHECK 159.96

BEING the southerly 34 feet of Lot No. 2 and the northerly 26 feet of Lot No. 3 on the Plan of Beaumont Place, as of record in Book 332, Page 38, Register's Office for said County.

Said parts of Lot Nos. 2 and 3 front together 60 feet on the westerly side of Scott Avenue and run back between parallel lines 217 1/4 feet, more or less, to an alley, and commonly known as 303 Scott Avenue.

BEING the same property conveyed to Elmus Mason and wife, Imogene Mason, by Deed from Mary Mash, of record in Book 3033, Page 137, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, interest thereto belonging to the said Grantee, his heirs and assigns, forever. And we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, except as disclosed herein. And we do further covenant and bind ourselves, our heirs and assigns to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns against the lawful claims of all persons, whomsoever.

WHENEVER used, the singular number shall include the plural, the plural, the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, we have set our hands on this 13 day of ~~April~~ June, 1995.

Elmus Mason
ELMUS MASON

Imogene Mason
IMOGENE MASON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public of said State and County, Elmus Mason and Imogene Mason, with whom I am personally acquainted and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 13th day of ~~April~~ June, 1995

NOTARY PUBLIC AT LARGE

Mabel E. Strange
NOTARY PUBLIC

My Commission Expires:

1-24-98

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this ~~transfer~~ is $ 40,800.00

AFFIANT

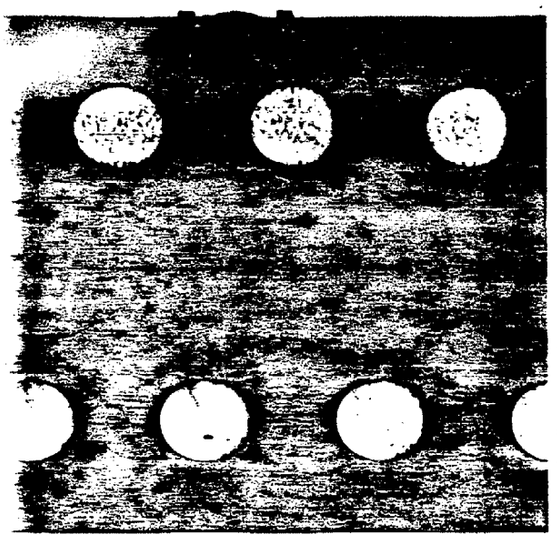
Sworn to and Subscribed before me, this the 14th day of ~~April,~~ 1995.

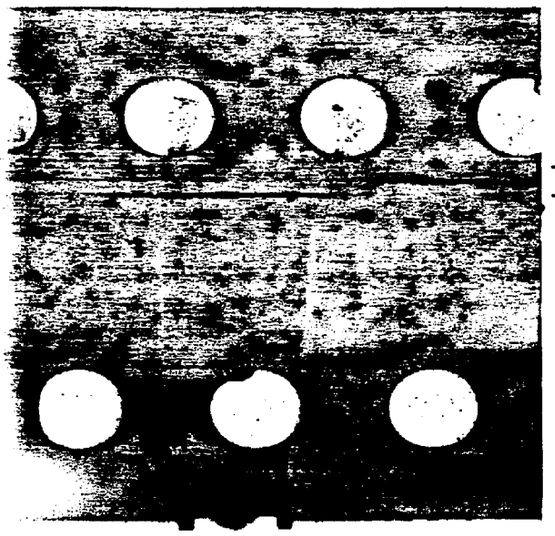
NOTARY PUBLIC

My Commission Expires:

9/24/96

94201wd





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9761 PG 15

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 40800.00
CON TX 150.96
PRFEE 1.00
WDEED 8.00
TOTAL 159.96
CHECK 159.96

08/14/95 01 09:48 0001 1854

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0088927
IDENTIF. ↑ REFERENCE

95 AUG 14 AM 9:45

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 940849