BOOK 9787 PG 956 Box 19B 95-9-6

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF September 19 95

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLES E. EVANS (NAME)	"NEW OWNERS" (NAME)	MAP 071-07
147 Bay Shore Drive (ADDRESS)	(ADDRESS)	PARCEL 127
Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	FB 12DZ-01710

FOR AND IN 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, VELMA RUTH DUKES, A MARRIED PERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES E. EVANS AND WIFE, JO H. EVANS

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 the 12th Civil District of Davidson County, formerly the 17th Civil District, described according to a survey made by James A. Hamilton, Jr., Surveyor, January 20, 1949, as follows:

BEGINNING on the northerly margin of Trinity Lane, as widened at the Southeast corner of the property conveyed to Charles P. Matthews and wife, by deed from Ben Williams and wife, of record in Book 170, Page 175, Register's Office for Davidson County, Tennessee; thence, with Matthews' eastern boundary line, northweardly 194.83 feet to an iron pin in Matthews' Northeast corner; thence, continuing in the same direction 5.17 feet, in all 200 feet to a point; thence, eastwardly 50 feet; thence, southwardly and parallel with said Matthews' eastern boundary line 200 feet to a point on the northerly margin of said Trinity Lane; thence, with the northerly of said Trinity Lane, westwardly 50 feet to the point of BEGINNING.

INCLUDED but EXCLUDED from this description is the property conveyed to Metropolitan Goverment of Nashville and Davidson County, Tennessee, by deed of record in Book 6044, Page 55, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to Arvin E. Dukes and wife, Velma Ruth Dukes, by Deed from A. W. Terrell & Sons, Inc., of record in Book 5791, Page 596, and by Quitclaim Deed from Donald W. Terrell, Inc., of record in Book 5982, Page 39, Register's Office for Davidson County, Tennessee. The said Arvin E. Dukes having since died. The said Velma Ruth Dukes having since remarried.

CONTINUED

unimproved ( )
This is improved (X) property, known as 109 East Trinity Lane, Nashville, TN 37207
(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 5th day of September 19 95

Velma Ruth Dukes
VELMA RUTH DUKES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9787 PG 957

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named VELMA RUTH DUKES, A MARRIED PERSON

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 Brentwood, Tennessee, this 5th day of September 19 95.

Commission expires July 24, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

1413 09/07 01:01 03CHECK 157.00

LEGAL DESCRIPTION CONTINUATION

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

SUBJECT PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF GRANTOR.

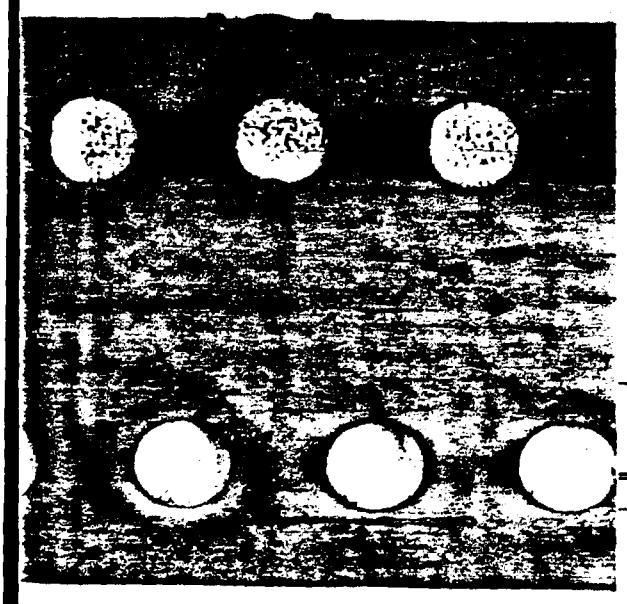
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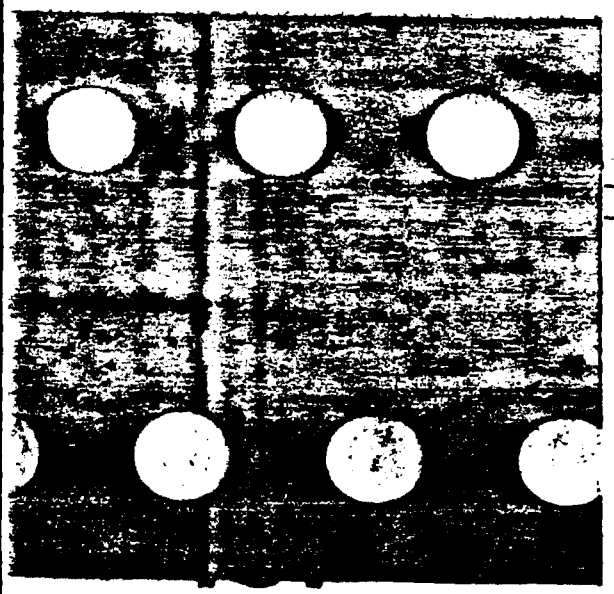
IDENTIF. ↑ REFERENCE

95 SEP -7 PM 1:12

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

DCTN01W





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9787 PG 958

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

DAMT	40000.00
CON TX	148.00
PRFEE	1.00
WDEED	8.00
TOTAL	157.00
CHECK	157.00

09/07/95 01 13:13 0001 1428

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0097808
IDENTIF. ↑ REFERENCE

95 SEP -7 PM 1:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 950318