THIS INSTRUMENT PREPARED BY: **Jack W. Robinson, Sr.** **GULLETT, SANFORD, ROBINSON & MARTIN** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994 95 SEP 15 AM 10: 30 FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TN. PICK-UP	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $ 88,000.00. Nelson W. Gann **Affiant** Subscribed and sworn to before me, this 15th day of September, 1995. Julia E. Hunt Notary Public My Commission Expires: 2-26-97

0100555
IDENTIF. ↑ REFERENCE

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Lelia Gann and husband, Nelson W. Gann 1226 Plymouth Avenue Nashville, TN 37216	SAME	161-12-096

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JACK F. SISCO, NORMA FLY, MARY ANN CULLOP, HILDA BEATTY, being the heirs of AVA SISCO, deceased,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **LELIA GANN AND HUSBAND, NELSON W. GANN,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 11th Civil District of Davidson County, Tennessee, near the City of Nashville, being Lots Nos. 4 and 5 on the Map showing re-subdivision of certain lots in Eastdale Place, as of record in Book 974, page 22, Register's Office for said County.

Said Lots Nos. 4 and 5 front together 100 feet on the southerly side of Plymouth Avenue and run back between parallel lines 200 feet to a dead line.

Being the same property conveyed to J. E. Sisco and wife, Ava Sisco, and Mary Ann Sisco and Lelia Nell Sisco by deed from Hugh Waddell Brent and wife, Lucille Petty Brent of record in Book 2444, page 536, Register's Office for Davidson County, Tennessee. By deed of record in Book 4488, page 572, Register's Office for said County, Mary Ann Sisco (Cullop) and Lelia Nell Sisco (Gann) conveyed their interest in subject property to J. E. Sisco and wife, Ava Scisco. The said J. E. Sisco having predeceased Ava Sisco and the said Ava Sisco having since

died and by her will of record in Will Book 196, page 8, Probate Court Clerk's Office of Davidson County, Tennessee, devised subject property to Jack F. Sisco, Norma Fly, Mary Ann Cullop, Lelia Gann and Hilda Beatty.

One of the Grantees, Lelia Gann, is also an heir of Ava Sisco. She and said four Grantors constitute the only heirs of Ava Sisco.

It is hereby agreed and understood that Ava Scisco, Ava Sisco and Ava M. Sisco is one and the same person.

It is hereby agreed and understood that J. E. Sisco and John Ennis Sisco is one and the same person.

Subject property hereby conveyed is not the usual place of residence of any of the Grantors or their spouse.

This conveyance is made subject to:

1. 1995 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 974, page 22, Register's Office for said County.

This is improved property known as 1226 Plymouth Avenue, Nashville, TN 37216.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 24th day of August, 1995.

Jack F. Sisco

Jack F. Sisco

Norma Fly

Norma Fly

Mary Ann Cullop 2633010b

Mary Ann Cullop

Hilda Beatty

Hilda Beatty

1373 09/15 0101 03CHECK 338.60

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JACK F. SISCO,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of August, 1995.

Notary Public

My Commission Expires: [illegible]

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **NORMA FLY,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of August, 1995.

Notary Public

My Commission Expires: [illegible]

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARY ANN CULLOP,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of August, 1995.

Notary Public

My Commission Expires: [illegible]

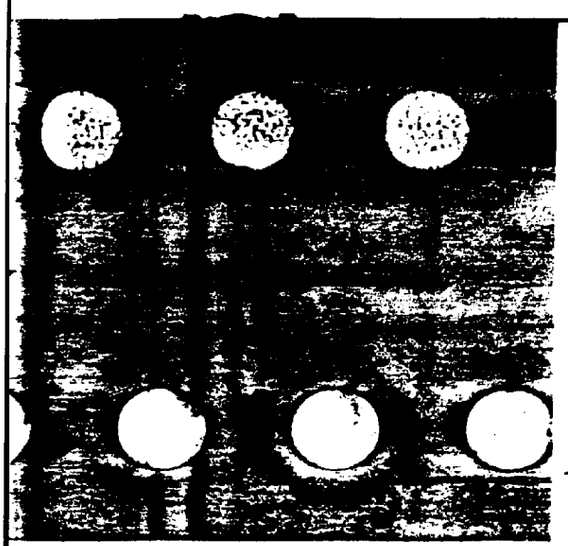
STATE OF ~~NORTH CAROLINA~~ Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HILDA BEATTY,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of August, 1995.

Notary Public

My Commission Expires: [illegible]



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

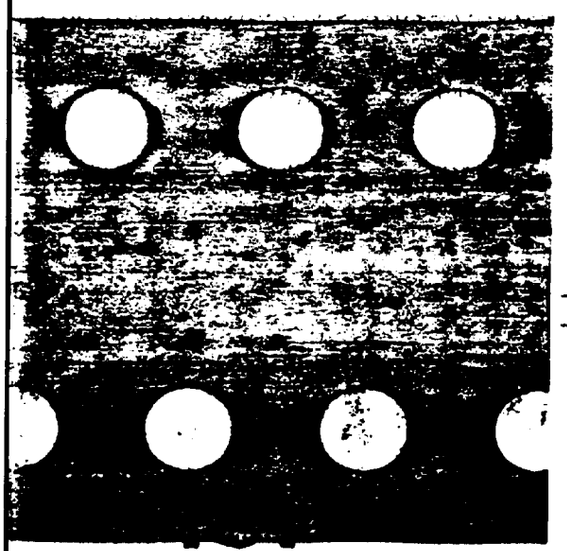
RECEIVED OF _____

FOR _____

BOOK 9795 PG 786

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 88000.00
CON TX 325.60
PRFEE 1.00
WDEED 12.00
BANK 338.60
CHECK 338.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/15/95 01 10:30 0001 4378

0100555
IDENTIF. ↑ REFERENCE

95 SEP 15 AM 10: 30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 953235