BOOK 9852 PG 661

20A

WARRANTY DEED

This instrument was prepared by:
Gary S. Rubenstein
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
M.R. Dillard, et ux	same	Map 92-9
Sadie Dillard		Parcel 23
602 39th Avenue North		
Nashville, TN 37209		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $20,000.00.

M R Dillard
Affiant

SWORN TO AND SUBSCRIBED before me this the 31st day of October, 1995.

Melanie L Jackson
Notary Public

My Commission Expires:
11-22-97

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Alberta E. Wilks, formerly known as Alberta E. Woodyard, hereinafter called the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto M.R. Dillard, et ux, Sadie Dillard, hereinafter referred to as Grantees, their heirs, successors 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 part of Lot No. 9 on the Plan of Clifton as of record in Book 21, page 35, Register's Office for said County, described as follows:

Beginning on the easterly margin of 39th Avenue North, formerly Watson Street, at a point 200 feet south of the dividing line between lots Nos. 9 and 10, being the southwest corner of the property conveyed to James D. Williamson and wife by deed from H. Fineberg and wife, of record in Book 1560, page 624, said Register's Office; thence with the southerly line of said Williamson Property, South 86 deg. 30 minutes East 150 feet; thence South 2 1/2 deg. East 50 feet to the northeast corner of the property conveyed to Mary Hude(Hyde) by deed from H. Fineberg, and wife of record in Book 1561, page 594, said Register's Office; thence with the northerly line of said Hyde Property, North 86 deg. 30 minutes west 150 feet to the easterly margin of 39th Avenue North; thence with said Avenue North 2 1/2 deg. West 50 feet to the beginning.

Being the same property conveyed to Alberta E. Woodyard (now Wilks), by deed from George Brazelton, Executor and individually, Beverly M. Townsend, Gwendolyn Brazelton and Mary C. Brazelton of record in Book 7789, page 307,

Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

Subject to taxes for the year 1995, a lien but not yet due and payable.

This is improved property, known as 602 39th Avenue North, Nashville, Tennessee 37209.

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, successors and assigns forever, and the said Grantor covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as above mentioned, and taxes for the year 1995 which the Grantees herein assume and agree to pay.

AND the said Grantor further covenants and binds herself, and her heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Ulysses Wilks, husband of Alberta E. Wilks, joins in this covenants for the sole purpose of transferring any marital interest that he may have.

WITNESS our hands this the 31st day of October, 1995.

Alberta E. Wilks
Alberta E. Wilks

Ulysses Wilks
Ulysses Wilks

5594 11/07 0101 03CHECK 83.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alberta E. Wilks and Ulysses Wilks, 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 instrument for the purposes therein contained.

WITNESS our hands and official seals, at Nashville, Tennessee, on this the 31st day of October, 1995.

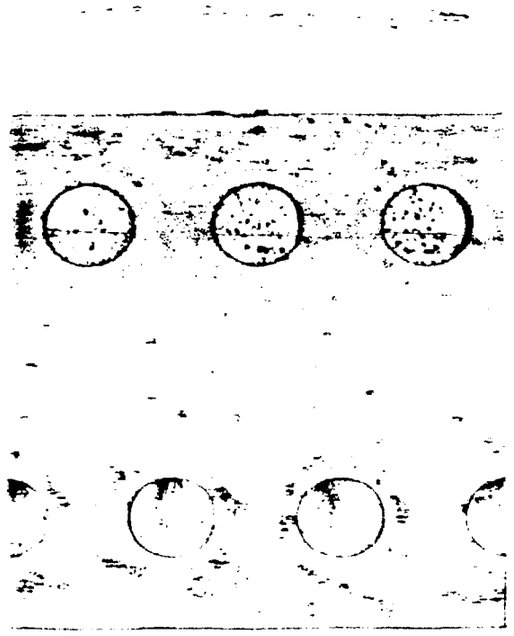
Melanie L. Dillard
Notary Public

My Commission Expires: 11-22-97

REAL\DILLARD.WD

95 NOV -7 AM 8:49
FELIX A. WILSON, REGISTER
DAVIDSON COUNTY, TN.

$120.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 9852 PG 663

RECEIVED OF _____

FOR _____

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 20000.00
CON TX 74.00
PRFEE 1.00
WDEED 8.00
TOTAL 83.00
CHECK 83.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0120403

95 NOV -7 AM 8:49

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 97420