File Box 51-A

This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
19th Floor
First American Center
Nashville, TN 37238-0068

ADDRESS NEW OWNER:
Henry Roberts and Faye C. Roberts
1201 Lischey Avenue
Nashville, TN 37207

SEND TAX BILL:
To Owner

MORTGAGEE:
First American National Bank
First American Center
Nashville, TN 37237

MAP AND PARCEL:
MAP 71-15
GROUP
PARCEL 478

WARRANTY DEED

BOOK 9857 PG 482

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Bernice M. Sona (a/k/a Bernice McCormick Nevin), a widow**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Henry Roberts and wife, Faye C. Roberts**, 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:

TRACT I

Land in Davidson County, Tennessee, being Lots Nos. 25 and 26 on the Plan of Oakwood Park, as of record in Book 421, page 12, Register's Office for said County.

Said Lots Nos. 25 and 26 front 30 feet each on the easterly side of North Fourth Street and run back between parallel lines 165 feet to an alley.

Being the same property vested in Bernice McCormick Nevin by Order of the Second Circuit Court of Davidson County, Tennessee, in Minute Book 62, pages 105, 106 and 107, the same being filed for record in Book 1857, page 474, and by instrument of record in Book 1097, page 286, Register's Office for Davidson County, Tennessee.

TRACT II

Being Lot number 2 on the resubdivision of the Plan of Oakwood Park of Lots Numbers 22, 23 and 24 of record in the Register's Office in Davidson County, Tennessee, in Book 421, page 12, said resubdivision is recorded in Book 5060, page 154, and shows Lot Number 2 fronting 42 feet on Lischey Avenue and extending back easterly between parallel lines 167.04 feet on the northerly line and 167.19 feet on the southerly line to an alley in the rear of said lot.

BEING the same property conveyed to Bernice M. Sona, a widow, by deed from Rose P. Cantrell, Trustee-in-Bankruptcy, as of record in Book 5873, page 380,

Register's Office for Davidson County, Tennessee.

Bernice M. Sona is one and the same person as Bernice McCormick Nevin and Berenice Nevin.

The descriptions used in this conveyance are the same as in the respective transfers.

This is improved property known as 1219 Lischey Avenue, Nashville, TN 37207.

BOOK 9857 PG 483

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Henry Roberts and wife, Faye C. Roberts, their heirs and assigns, forever; and I, Bernice M. Sona, a widow, do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 10th day of November, 1995.

Bernice M Sona

Bernice M. Sona

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Bernice M. Sona, a widow**, 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 10th day of November, 1995.

Adam R Smith

NOTARY PUBLIC

My Commission Expires: JUNE 19 1999

BOOK 9857 PG 484

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $40,000.00.

Henry Robert
AFFIANT

Subscribed and sworn to before me
this 10th day of November, 1995.

Adam R. Smith
NOTARY PUBLIC

My Commission Expires: JUNE 19, 1999

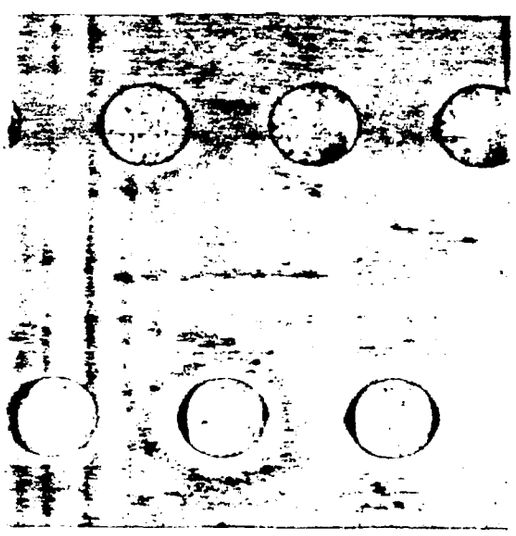
NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

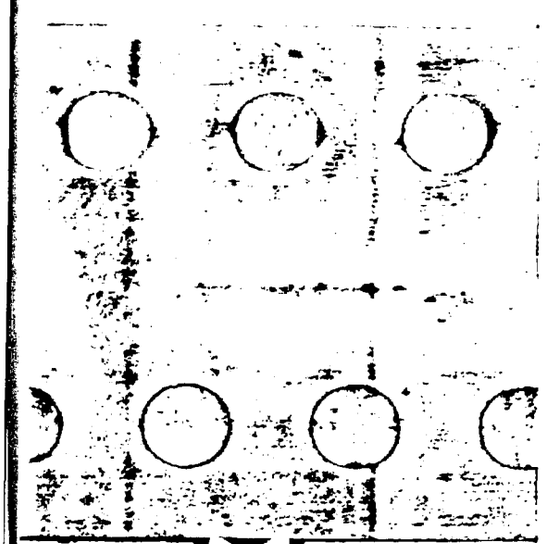
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0122177
IDENTIF. & REFERENCE

95 NOV 10 PM 4:06
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

75.9 11/10 0101 03CHECK 161.00





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

RECEIVED OF _____

FOR _____

BOOK 9857 PG 485

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 40000.00
CON TX 148.00
PRFEE 1.00
WDEED 12.00
TOTAL 161.00
CHEC BANK 161.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/10/95 01 16:08 0001 7509

0122177
IDENTIF. ↑ REFERENCE

95 NOV 10 PM 4:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 976090