PREPARED BY AND RETURN TO:

WILKINS & IVEY
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Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

BOOK 9862PG 775

W & I Ref: (kd) Title No: 37045
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Charles Rogan Allen 903 Winston Place Nashville, Tennessee 37204	First Union Mortgage Corporation 4300 Six Forks Road, Ste 110 Raleigh, NC 27609

TAX MAP-PARCEL NUMBERS: 118-14-018

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James E. Himelrick, Jr. and Ginger A. Worley as Co-Executors of the J. Bracey Holt, Jr. Estate,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Charles Rogan Allen, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 90 on the plan of Woodmont Boulevard Section of Marengo Park, of record in Book 1130, page 2, Register's Office for said County.

SAID Lot No. 90 fronts 75.0 feet on the southerly margin of Winston Place and extends back 172.0 feet between parallel lines to a dead line in the rear.

BEING the same property conveyed to Jewel Bracey Holt, Jr. and wife, Phyllis Dobbyn Holt by deed from Lamar Armstrong and wife, Evelyn G. Armstrong of record in Book 2296, page 256, said Register's Office. Phyllis Dobbyn Holt died leaving Jewel Bracey Holt, Jr. as surviving tenant by the entirety. Jewel Bracey Holt, Jr. subsequently died, unmarried and testate by will of record in Will Book 200, page 644, Probate Court Clerk's Office for Davidson County, Tennessee. Under Item IV, subparagraph (D), subject property was directed to be sold. The said James E. Himelrick, Jr. and Ginger A. Worley were named Co-Executors with full power to convey subject property. Letters Testamentary were granted to James E. Himelrick, Jr. and Ginger A. Worley of record in Minute Book 399, page 701, said Probate Court Clerk's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.
This is improved property, known as: 903 Winston Place, Nashville, Tennessee 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered,

unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of November, 1995.

The Estate of J. Bracey Holt, Jr.

BOOK 9862 PG 776

_____
By: James E. Himelrick, Jr., Co-Executor

_____
By: Ginger A. Worley, Co-Executor

State of Tennessee
County of Davidson

On this 15th day of November, 1995, before me the undersigned authority, personally appeared **James E. Himelrick, Jr. and Ginger A. Worley, Co-Executors**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 151900.00

_____ 11-15-95
Affiant

Sworn and subscribed before me on the 15th day of November, 1995.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

My Commission Expires: _____ Notary Public

95 NOV 17 AM 11:03
FELIX Z. [illegible]
DAVIDSON COUNTY, TN.

9557 11/17 0101 03CHECK 571.03

01241051
IDENTIFICATION REFERENCE

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9862 PG 777

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
151900.00
CON TX 562.03
PRFEE 1.00
WDEED 8.00
TOTAL 571.03
CHECK 571.03

11/17/95 01 11:03 0001 9557

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0124051
IDENTIF. & REFERENCE

95 NOV 17 AM 11:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 978107