BOOK 9865 PG 44

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $575,000.00. **Affiant** Subscribed and sworn to before me, this 20th day of November, 1995. Notary Public My Commission Expires: 1/29/97

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Christine Sanders Farrar c/o Christine Nall 4631 North 27th Street Arlington, VA 22207	SAME	092-11-293 21W 08790

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, **D.M.W. REALTY PARTNERSHIP, a Tennessee general partnership consisting of Nancy B. Dunkerley, Trustee and Sarah J. Mitchell, Trustee, and George Wright, individually, and D.M.W. Office Partnership, a Tennessee general partnership, (formerly known as D.M.G. Office Partnership), composed of Robert E. Dunkerley, individually, Douglas P. Mitchell, individually and George Wright, individually,** hereinafter collectively called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **CHRISTINE SANDERS FARRAR, for and during her natural life and at her death the remainder interest to go to the issue of her body,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

TRACT I:
Land in Davidson County, Tennessee, being Lot No. 127 of Block 10, Murphy Land Company's Division "B", as of record in Book 161, page 126, Register's Office for Davidson County, Tennessee, which plan of said land divided into blocks, but not into lots.

According to an unregistered copy of a survey of said Blocks divided into Lots, said Lot No. 127, Block 10, fronts 50 feet on the west side of 21st Avenue North, and runs back between parallel lines, parallel to and 206 feet north of the north margin of Murphy Avenue, 168 feet to an alley.

TRACT II:
Land in Davidson County, Tennessee, being Lot No. 126 of Block 10, Division "B" of the Murphy Land Company's Property, as of record in Book 161, page 126, Register's Office for Davidson County, Tennessee, showing the same divided into blocks, but does not show the blocks subdivided into small lots.

According to a printed copy of an unregistered plan subdividing said blocks into small lots, said Lot No. 126 fronts 50 feet on the westerly side of 21st Avenue North, formerly Vanderbilt Avenue, and runs back between parallel lines, parallel with and 156 feet north of the northerly margin of Murphy Avenue, 168 feet to an alley.

Being the same property conveyed to D.M.W. Realty Partnership, a Tennessee general partnership consisting of Nancy B. Dunkerley, Trustee, Sarah J. Mitchell, Trustee, and George Wright, individually by quitclaim deed from D.M. Realty Partnership, a partnership consisting of Nancy B. Dunkerley, Trustee and Sarah J. Mitchell, Trustee, of record in Book 7973, page 32, Register's Office for Davidson County, Tennessee. The said D.M.W. Office Partnership joins in the execution of this deed for the purpose of conveying any interest they may have or had in said property by reason of a certain Ground Lease dated June 8, 1981 between the Grantors of record in Book 5754, page 357, Register's Office in Davidson County, Tennessee and any rights they may have or had in the unrecorded lease between D.M.G. Realty Partnership and HCA Realty, Inc. dated May 1, 1995.

This conveyance is made subject to a certain unrecorded Lease by and between D.M.W. Realty Partnership and HCA Realty, Inc. dated May 1, 1995, which the Grantors hereby assign and transfer all of their right, title and interest in said lease to Grantee, including, but not limited to the right to receive any and all rents due and owing from date of closing.

This is improved property known as 337 21st Avenue North, Nashville, TN 37203.
Sarah J. Mitchell and Sarah F. Mitchell being one and the same person.

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, her heirs and assigns, forever; and we covenant with the said Grantee 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 Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 28th day of November, 1995.

D.M.W. REALTY PARTNERSHIP

By: Nancy B. Dunkerley
Nancy B. Dunkerley, Trustee

By: Sarah J. Mitchell
Sarah J. Mitchell, Trustee

George Wright
George Wright

D.M.W. OFFICE PARTNERSHIP, a Tennessee general partnership

By: _____
Robert C. Dunkerley, Partner

By: _____
Douglas P. Mitchell, Partner

By: _____
George Wright, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **NANCY B. DUNKERLEY, TRUSTEE,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is **Partner,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 20th day of November, 1995.

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SARAH J. MITCHELL, TRUSTEE,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is **Partner,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 20th day of November, 1995.

_____
Notary Public

My Commission Expires: My Commission Expires NOV. 25, 1995

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GEORGE WRIGHT,** 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 20th day of November, 1995.

_____
Notary Public

My Commission Expires: My Commission Expires NOV. 25, 1995

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBERT E. DUNKERLEY,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is **Partner,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 20th day of November, 1995.

Joyce Lankford
Notary Public

My Commission Expires: My Commission Expires NOV. 25, 1995

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DOUGLAS P. MITCHELL,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is **Partner,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 20th day of November, 1995.

Joyce Lankford
Notary Public

My Commission Expires: My Commission Expires NOV. 25, 1995

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GEORGE WRIGHT,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is **Partner,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 20th day of November, 1995.

Joyce Lankford
Notary Public

My Commission Expires: My Commission Expires NOV. 25, 1995

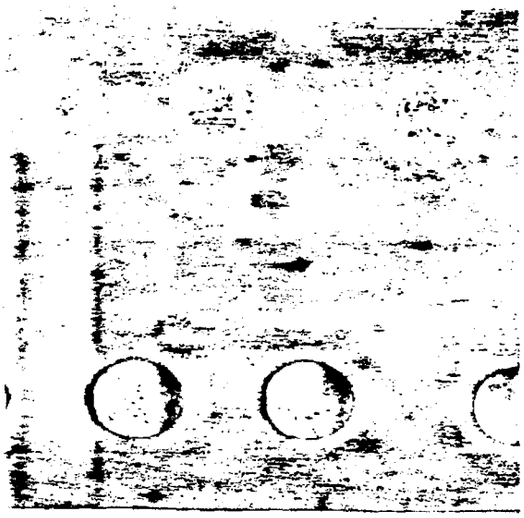
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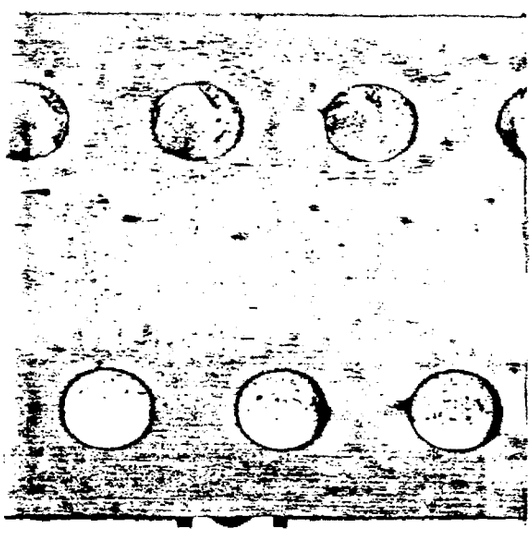
IDENTIFICATION REFERENCE

95 NOV 21 PM 2:13

FELIX A. ... DAVIDSON COUNTY, TN.

0792 11/21 01:01 03CHECK 2144.





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

RECEIVED OF _____

FOR _____

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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
575000.00
CON TX 2127.50
PRFEE 1.00
WDEED 16.00
TOTAL 2144.50
CHECK 2144.50
11/21/95 01 14:13 0001 0792

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0125178
IDENTIF. REFERENCE

95 NOV 21 PM 2:13
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 979331