File Box 51-A

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

ADDRESS NEW OWNER:
Raymond E. Pinkston
2014 Sultana Avenue
Nashville, TN 37207

SEND TAX BILL:
To Owner

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

MAP AND PARCEL:
MAP 71-7
GROUP
PARCEL 108

WARRANTY DEED

BOOK 9883 PG 990

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Martha M. Pinkston Ashley, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Raymond E. Pinkston, unmarried**, hereinafter called the Grantee, his heirs 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 the northerly one-half of Lot No. 47 on the Map of Haynie's Oriental Subdivision, as of record in Book 161, pages 26 and 27, said Register's Office.
>
> Said part of Lot No. 47 fronts 70 feet on the westerly side of Sultana Avenue and runs back between parallel lines 100 feet to a dead line.
>
> BEING the same property conveyed to Martha M. Pinkston, unmarried, by Quitclaim Deed from Delma Street Martin, a widow, as of record in Book 5733, page 780, Register's Office for Davidson County, Tennessee.
>
> Martha M. Pinkston and Martha M. Pinkston Ashley is one and the same person.
>
> The description used in this conveyance is the same as the previous transfer.

This is improved property known as 2014 Sultana Avenue, Nashville, TN 37207.

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 Raymond E. Pinkston, unmarried, his heirs and assigns,

forever; and I, Martha M. Pinkston Ashley, unmarried, do covenant with the said Grantee 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 Grantee, his 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.

BOOK 9883 PG 991

Witness my hand this the 8th day of December, 1995.

Martha M. Pinkston Ashley
Martha M. Pinkston Ashley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Martha M. Pinkston Ashley, unmarried**, 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 8th day of December, 1995.

NOTARY PUBLIC

My Commission Expires: My Commission Expires MAR. 23, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $22,000.00.

AFFIANT

Subscribed and sworn to before me
this 8th day of December, 1995.

NOTARY PUBLIC

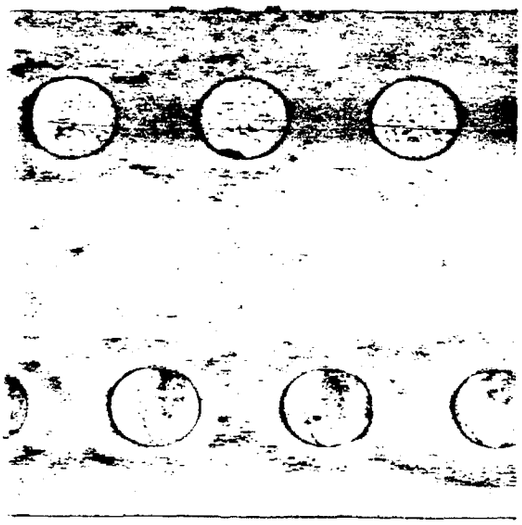
My Commission Expires: My Commission Expires MAR. 23, 1996

95 DEC -8 PM 3:37
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

0130622
IDENTIFICATION REFERENCE

12/08 0101 03CHECK 669
90-40

C:\WP51\WORK\CLOSINGS\YFA95595.WD



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

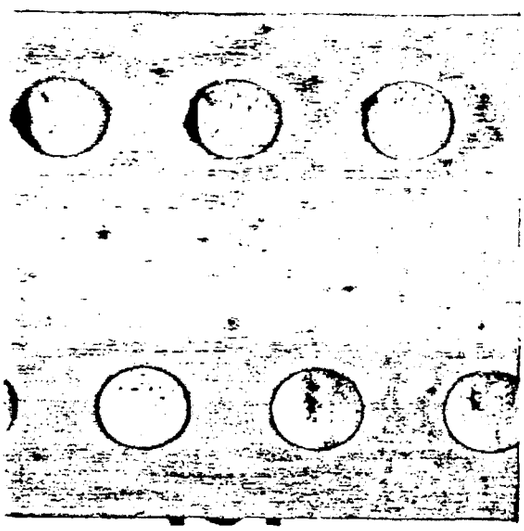
RECEIVED OF _____

FOR _____

BOOK 9883 PG 992

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 22000.00
CON TX 81.40
PRFEE 1.00
WDEED 8.00
TOTAL ~~90.40~~
CHECK ~~90.40~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/08/95 01 15:42 0001 6696

0130622
IDENTIF. & REFERENCE

95 DEC -8 PM 3:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 985174