Box 191B

book 9885 pg 2

G#95-12-17

WARRANTY DEED

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF December 19 95

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BRIAN STUART PESTERFIELD	"NEW OWNER"	MAP 091-15
(NAME)	(NAME)	
5312 Nevada Avenue		PARCEL 069
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		FB #25W-00350
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, MAMIE DAVIDSON (A/K/A MAMIE P. DAVIDSON), UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRIAN STUART PESTERFIELD, UNMARRIED

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:

LAND in Davidson County, Tennessee, being part of Block 13 on the Map of the Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, Page 18, Register's Office for said County, described as follows:

BEGINNING at a point in the North margin of Nevada Avenue, 110 feet West from the right-of-way of the N.C. & St. L. Railroad; thence, northeasterly parallel to said right-of-way, 200 feet to the southerly margin of an alley; thence, with the margin of said alley, westerly 50 feet to a point, which is 198 feet East from the easterly margin of 54th Avenue North or Richland Avenue; thence, southwesterly 200 feet to the North margin of Nevada Avenue, being 170 feet East from the East margin of 54th Avenue, North; thence, with the margin of Nevada Avenue, easterly 50 feet to the point of BEGINNING.

BEING the same property conveyed to Percy A. Davidson and wife, Mamie P. Davidson, by Deed from Michael E. Donnell and wife, Cynthia K. Donnell, of record in Book 4935, Page 254, Register's Office for Davidson County, Tennessee. The said Percy A. Davidson having since died.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public

CONTINUED

unimproved ( )
This is improved (X) property, known as 5312 Nevada Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 we do further covenant and bind ourselves, our 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 8th day of December 19 95

MAMIE DAVIDSON Mamie Davidson
By: Hooper Davidson
HOOPER DAVIDSON, ATTORNEY-IN-FACT

LEGAL DESCRIPTION CONTINUATION

utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor herein.

THIS instrument is being executed in behalf of Mamie Davidson pursuant to a Power of Attorney executed by her on the 6th day of September, 1995, and being filed for record simultaneously herewith.

MAMIE P. Davidson being one and the same person as Mamie Davidson.

NOTARY ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 8th day of December, 1995, before me personally appeared HOOPER DAVIDSON, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of MAMIE DAVIDSON, and acknowledged that he executed the same as the free act and deed of the said MAMIE DAVIDSON.

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

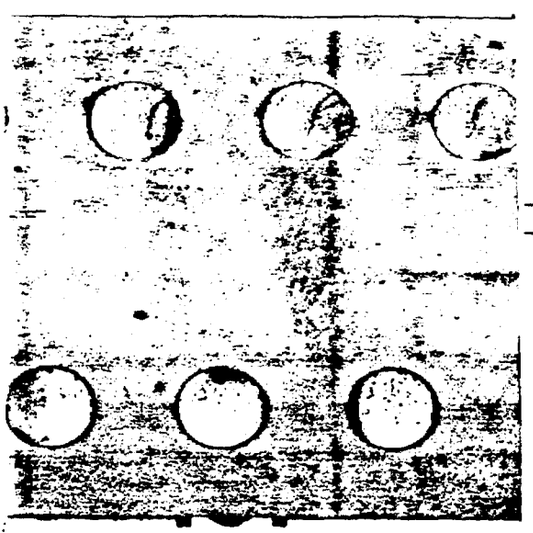
My Commission Expires: 7/24/99

0130985 IDENTIF. & REFERENCE

95 DEC 11 PM 1:06 FELIX Z. WILSON III REGISTER DAVIDSON COUNTY, TN.

7106 12/11 0101 03CHECK 317.95





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

RECEIVED OF _____

FOR _____

BOOK 9885 PG 4

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	B3500.00
			CON TX	308.95
			PRFEE	1.00
			WDEED	8.00
			TOTAL	317.95
			CHECK	317.95
12/11/95	01		13:08 0001	7106

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0130985
IDENTIF. ↑ REFERENCE

95 DEC 11 PM 1:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 985578