BOOK 9891 PG 47

26B

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Levi T. Faulkner		
1006 44th Ave North	NEW OWNER	Map 91-8
Nashville, TN 37209		Parcel 47

This instrument prepared by: Robert J. Notestine III Attorney
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Patricia Ann Fletcher, unmarried (hereinafter the "Grantor") have bargained and sold, and by these presents do transfer and convey unto Levi T. Faulkner, unmarried (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being the northerly 45 feet of Lot No. 3 on the Map of L. H. Davis Subdivision of Lot No. 41 in the Clifton Place of Lots of record in Book 57, page 100, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 3 fronts 45 feet on the easterly side of 44th Avenue North, formerly Laughlin Street and runs back between parallel lines 130 feet to an alley into the rear.

Being the same property conveyed to Patricia Ann Fletcher, an unmarried person by Installment Deed from Phillip E. Robinson and wife, Adeline Robinson of record in Book 6493, Page 451, Register's Office for Davidson County, Tennessee.

This is the same legal description as was used in the last deed of record.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record.

This is unimproved property commonly known as 1006 44th Avenue North, Nashville, Tennessee 37209.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $6,500.00.

Levi T. Faulkner
Affiant

Subscribed and sworn to before me this 15th day of December, 1995.

Notary Public

My Commission Expires 1-24-99

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 15th day of December, 1995.

PATRICIA ANN FLETCHER

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia Ann Fletcher, 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 instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville Tennessee, this 15th day of December, 1995.

NOTARY PUBLIC

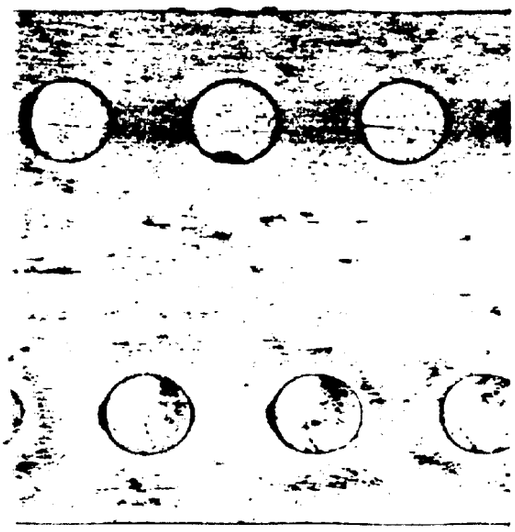
My Commission Expires: 1-24-98

0132903
IDENTIFICATION REFERENCE

95 DEC 18 PM 2:05

FILED FOR RECORD AND RECORDED
DAVIDSON COUNTY, TN.

2223 12/13 0101 33.00 CHECK



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

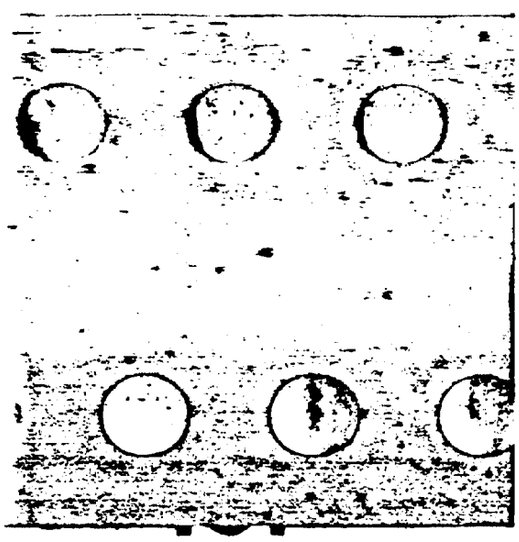
RECEIVED OF _____

FOR _____

BOOK 9891 PG 49

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	6500.00
CON TX	24.05
PRFEE	1.00
MDEED	8.00
CHECK	33.05

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/18/95 01 14:08 0001 9206

0132903
IDENTIF. & REFERENCE

95 DEC 18 PM 2:05
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 987641