0112691

IDENTIFICATION

96 JAN 22 AM 9:34

ADDRESS NEW OWNERS AND SEND TAX STATEMENTS:
Robert S. Bubis
2401 Franklin Road

Nashville, TN 37204

MAP PARCEL NOS.
Map 105-07
Parcel 431

BOOK 9923 PG 324

THIS INSTRUMENT PREPARED BY:
HOFSTETTER & HOFSTETTER, ATTORNEYS
Suite 500, 230 Fourth Avenue North
Nashville, TN 37219

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 (10.00) dollars, cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, **THELMA D. GARRETT, Executrix** under the will of Lucille Moss Dysart, with full power to sell and convey, have bargained and sold, and by these presents do transfer and convey unto **ROBERT S. BUBIS**, the Grantee herein, his heirs and assigns, a certain parcel or tract of land located in Davidson County, State of Tennessee, described as follows:

> Being parts of Lot No. 6 and Lot No. 8 in John Lunsden's Plan No. 2 as recorded in Book No. 57, Page 116, Register's Office for said County.
>
> Said property fronts 33 feet on the west side of Second Avenue, South, formerly South Market Street, Nashville, Tennessee, and runs back westwardly between parallel lines 118 feet, more or less, to an alley and is composed of the most southerly 12 feet of said Lot No. 6 and the most northerly 21 feet of Lot No. 8 in John Lunsden's Plan No. 2.
>
> Being the same property conveyed to John Floyd and Julia Floyd, by deed from Stella Rich, Trustee, of record in Book 767, Page 309, Register's Office for Davidson County, Tennessee. The said parties having since died, the said John Floyd having since predeceased the said Julia Floyd, and being the same property devised to Lucille D. Dysart, formerly Lucille D. Moss, as devisee under the will of Julia Floyd, deceased, of record in Will Book 60, Page 260, Probate Court Clerk's Office for Davidson County, Tennessee. The said property was further devised to Thelma D. Garrett as Executrix under the will of said Lucille D. Dysart, of record in Will Book 198, Page 383, Probate Court Case No. 95P-999, Clerk's Office for Davidson County, Tennessee.
>
> Taxes for 1996 are to be pro rated, and Grantee assumes and agrees to pay same.

This is improved property known as 1307 Second Avenue South, Nashville, Davidson County, Tennessee 37210.

RECORDERS MEMO
[illegible] OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT [illegible] FACTORY WHEN RECEIVED

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, his heirs and assigns, forever. And I, as Executrix under the will of Lucille Moss Dysart, do covenant with the said Grantee that I am lawfully seized and possessed of said parcel or tract of land in fee simple, have a good right to convey it, and the same is unencumbered, except by encroachment on the adjoining property.

And I do further covenant and bind myself as such Executrix, my successors and representatives to warrant and forever defend the title to the said tract or parcel of land to the said GRANTEE, his heirs and assigns against the lawful claims of all persons, whomsoever.

WITNESS my hand this 19th day of January, 1996.

Thelma D. Garrett

Thelma D. Garrett, Executrix,
Estate of Lucille Moss Dysart

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $32,000.00.

O.M. Hyslett Jr.

Sworn to and subscribed before me,
this 19th day of January, 1996.

Eunice Miller

Notary Public

Commission expires 4-24-97

EUNICE MILLER NOTARY PUBLIC AT LARGE DAVIDSON

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 **Thelma D. Garrett, Executrix under the will of Lucille Moss Dysart,** 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 19th day of January, 1996.

Notary Public Eunice Miller

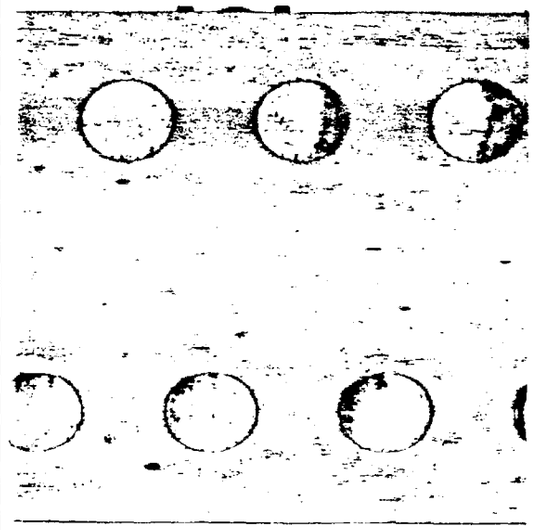
Commission expires 4-24-97

EUNICE MILLER NOTARY PUBLIC AT LARGE DAVIDSON

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

C:\WP51\Deeds\Dysart.Est

137.40





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9923 PG 326

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

CONV	32000.00
CON TX	118.40
PRFEE	1.00
MRECD	8.00
TOTAL	127.40
CHECK	127.40

[illegible] 01 09436 0001 9757

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01426911

IDENTIFICATION REFERENCE

93 JAN 22 AM 9:[illegible]

[illegible] DAVIDSON COUNTY, TN

No. 998046