Box 58

WARRANTY DEED

STATE OF TENNESSEE BOOK 9945 PG 808
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,000.00

Ella B Bond
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF February 19 96.

Paula B. Harris
Notary Public

MY COMMISSION EXPIRES: Commission Expires 1-4-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ella B. Bond (NAME)	NEW OWNER (NAME)	MAP 92-2
2412 Alameda Street (ADDRESS)	4745 Ashland City Hwy (ADDRESS)	PARCEL 382
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Madison, TN 37218 (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, Sadie L. Johnson, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ella B. Bond, a married person

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:

Being Lot No. 80 of Block One, on the Plan of Heffernan Place, as of record in Book 161, page 138, Register's Office for said County.

Said Lot No. 80 fronts 50 feet on the north side of Alameda Avenue and runs back between parallel lines 140 feet to an alley.

Being the same property covneyed to Mrs. Sadie L. Johnson, a widow and Sadie Washington, a widow by deed from William C. Bryant and wife, Goldie L. Bryant, of record in Book 2734, page 331, Register's Office for Davidson County, Tennessee. The said Sadie Washington having since died June 7, 1963 intestate and with no surviving spouse or children, said property divested to Sadie L. Johnson as the only surviving relative.

The above legal description is the same as used in the prior Deed.

This property is conveyed subject to the Plan of record in Book 161, page 138; any and all restrictive covenants and/or easements running with the land and taxes for the current year which have been prorated day of close and assumed by the Grantee.

96 FEB 12 PM 3:2
FELIX Z. [illegible]
DAVIDSON COUNTY, TN

0119798
IDENTIFICATION REFERENCE

unimproved ( )
This is improved (X) property, known as 2412 Alameda Street, Nashville, TN 37208
(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 on this 24th day of January 19 96

X Sadie L. Johnson by W. Alton Lewis

Sadie L. Johnson by W. Alton Lewis, Attorney-in-Fact

BOOK 9945 PG 809

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____19_____.

Commission expires _____

_____
Notary Public

STATE OF Maryland
COUNTY OF Prince George

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared W. Alton Lewis

~~and~~ _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Attorney-in-Fact

~~and~~ _____ respectively of the Grantor the within named bargainor, and corporation, and that he as such Attorney-in-Fact

~~and~~ _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the ~~corporation~~ by the said W. Alton Lewis as such Attorney-in-Fact. ~~and that he is authorized by the~~ ~~corporation~~

Witness my hand and official seal at office at office on this the 24th day of January 19 96

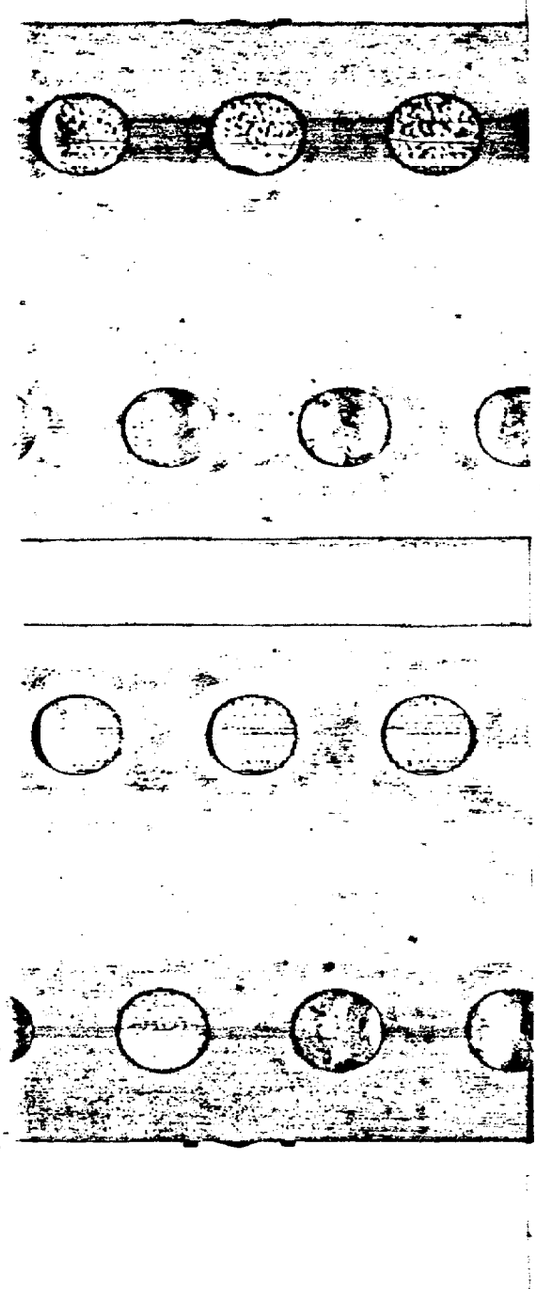
C. TROY BEATTY
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires March 11, 1996

My commission expires My Commission Expires March 11, 1996

C. Troy Beatty
Notary Public

C. TROY BEATTY NOTARY PUBLIC

7363 02/12 0101 03CHECK 112.60



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

RECEIVED OF _____

FOR _____

BOOK 9945 PG 810

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	28000.00
CDN TX	103.60
PRFEE	1.00
WDEED	8.00
TOTAL	112.60
CHECK	112.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 7363

0149798
IDENTIF. & REFERENCE

96 FEB 12 PM 3:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1005564