BOOK 9945 PG 968

29

STATE OF TENNESSEE
COUNTY OF Davidson

6623-O

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,000.00

James O. Turner, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th DAY OF February, 19 96

Teresa M. Wright
Notary Public

MY COMMISSION EXPIRES: 11-20-96

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James O. Turner, Jr. (NAME)	NEW OWNER (NAME)	95-2-39
236 Grame Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37214 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Shirley Nicholson, Heir of Sara C. Mastbrook

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James O. Turner, Jr.

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 Lot No. 119 on the Map of Donelson Hills Subdivision, as of record in Book 2331, pages 22 and 23, Register's Office for Davidson County, Tennessee.

Said Lot No. 119 fronts 113.2 feet on the westerly side of Graeme Drive, and extends back between lines 189.4 feet on the northerly side and 185.3 feet on the southerly side to a dead line in the rear on which it measures 115 feet.

BEING the same property conveyed to Sara C. Mastbrook (unmarried) by deed from M. D. Kelsey and wife, Myrtle Kelsey, filed of record in Book 5450, page 803, Register's Office for Davidson County, Tennessee; the said Sara C. Mastbrook having since died and pursuant to her Last Will and Testament, the property vests in Shirley L. Nicholson.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 238 Graeme Drive, Nashville, TN 37214

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 her hand this 9th day of February, 19 96.

Shirley Nicholson
Shirley Nicholson

6623-O

STATE OF TENNESSEE
COUNTY OF Davidson

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

Shirley Nicholson

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 9th day of February, 19 96.

My commission expires 11-20-96

Evelyn A. Wright
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

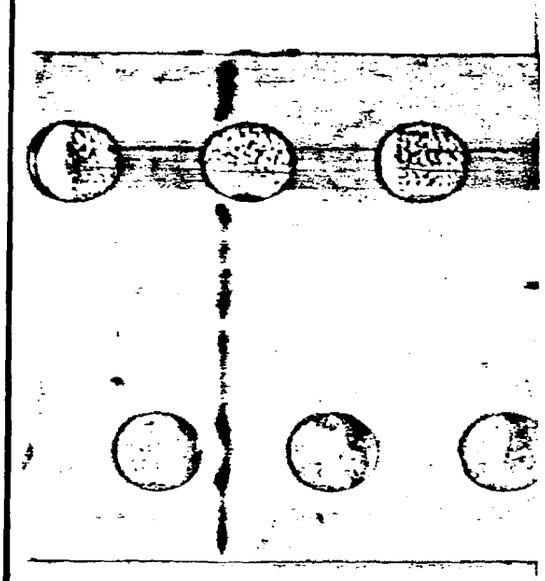
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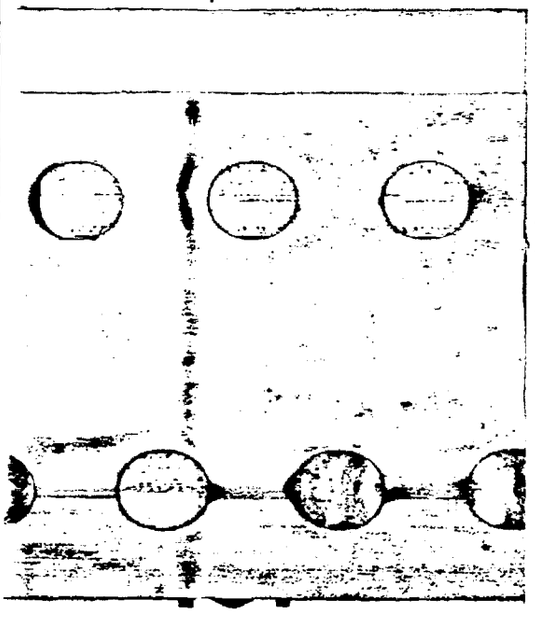
IDENTIFICATION

96 FEB 13 AM 8:31

FELIX A. [illegible]
DAVIDSON COUNTY, TN.

74:9 02/13 01:01 03CHECK 279.10





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

RECEIVED OF _____

FOR _____

BOOK 9945 PG 970

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

DAMT 73000.00
CON TX 270.10
PRFEE 1.00
WDEED 8.00
TOTAL 279.10
CHECK 279.10

02/13/96 01 08:32 0001 7419

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0149849
IDENTIF. # REFERENCE

96 FEB 13 AM 8:31
FELIX Z. WILSON, II, REGIST.
DAVIDSON COUNTY, TN.

No. 1005618