WARRANTY DEED BOOK 9989 PG 864

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $42,000.00.

Frances K Sadler
AFFIANT

Subscribed and sworn to before me, this the 22nd day of March, 1996.

Elaine B Coates
NOTARY PUBLIC
COMMISSION EXPIRES: 7-27-96

THIS INSTRUMENT WAS PREPARED BY: Herbert L. Buchanan, Jr.
100 Oaks Office Tower-Suite 300
Nashville, TN 37204-3669

ADDRESS NEW OWNER:

Frances K. Sadler et al
559 Stevenson Street
Nashville, TN 37209

SEND TAX BILLS TO:

Frances K. Sadler et al
7157 Willow Creek Drive
Nashville, TN 37221

MAP-PARCEL NUMBERS:

Map 91-09
Parcel 154

96 MAR 25 PM 2:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0163658

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, I, Audrey A. Elliott, Executrix for the estate of Louise T. Gilbert, deceased, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Frances K. Sadler with right of survivorship to Phyllis E. Galloway, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being parts of Lot Nos. 18 and 19 on the map of B. F. Cockrill Farm, as of record in Book 161, Page 135, Register's Office for said County, being Lot No. 1 on the plan of W. P. Evans Re-subdivision of parts of Lot Nos. 18 and 19 of the B. F. Cockrill Farm, not of record, described according to a survey made by E. R. Southgate, Surveyor, January 14, 1946, as follows:

Beginning at a post, the southwest corner of Nall Avenue and Deal Avenue; thence with the southerly margin of said last mentioned

avenue and a fence, westwardly 170 feet to a stake; thence southwardly 52 feet to a stake at the corner of Lot Nos. 1 and 2; thence with the line between said two lots, eastwardly 170 feet to a stake in the westerly margin of Nall Avenue; thence with said avenue, northwardly 52 feet to the beginning.

This being the same property conveyed by Warranty Deed from Elmer F. Ivey et ux to Louise T. Gilbert, a widow, of record in the Register's Office of Davidson County, Tennessee in Deed Book 4612, Page 449.

This is improved property known as: 559 Stevenson Street
Nashville, TN 37209

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 I do covenant with the said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that to the best of my knowledge and belief it is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself and my 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. Whenever 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 22nd day of March, 1996.

Audrey A. Elliott
AUDREY A. ELLIOTT, EXECUTRIX OF
THE ESTATE OF LOUISE T. GILBERT,
DECEASED

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 9989 PG 866

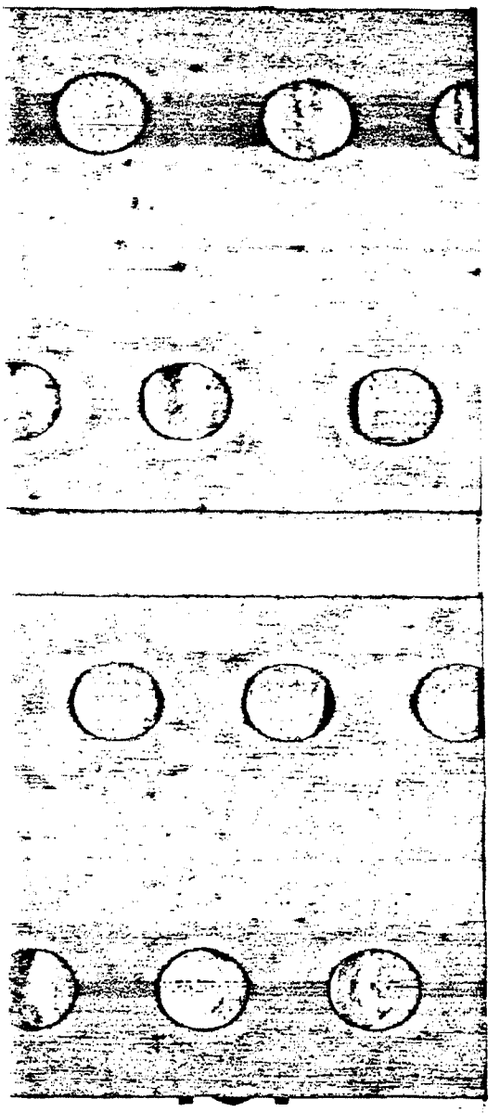
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named AUDREY A. ELLIOTT, Executrix of the Estate of Louise T. Gilbert, deceased, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Davidson County, Tennessee on this 22nd day of March, 1996.

Elaine R. Shotts
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7.27.96

2230 03/25 0101 03CHECK 168.40



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9989 PG 867

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 42000.00
CON TX 155.40
PRFEE 1.00
WDEED 12.00
TOTAL 168.40
CHECK 168.40

03/25/96 01 14:37 0001 2230

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0163658
IDENTIF. ↑ REFERENCE

96 MAR 25 PM 2:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1020266