50-B

Return To:
BANKERS TITLE & ESCROW CORPORATION
3310 West End Avenue #Floor 4
NASHVILLE, TENNESSEE 37203

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.00

William John Morse III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MARCH 19 96

R. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: Nov 20, 1996
(AFFIX SEAL)

SPECIAL WARRANTY DEED

BOOK 10004 PG 522

THIS INSTRUMENT WAS PREPARED BY	
SATURN & MAZER, Attorneys, 212 Third Avenue North	Nashville, Tennessee 37201
NAME	ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM JOHN MORSE, III	CAPITAL BANK & TRUST	117-2-112
(NAME)	(NAME)	
2713 Wortham Avenue	1820 WEST END AVE	7DA 22435
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37215	NAshville, TN 37203	
(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 THE ESTATE OF CLYDE H. YOUNG

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM JOHN MORSE, III

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. 10 of Block No. 4 on the Map of Stokes Tract, as of record in Book 974, page 24, Register's Office for said County.

SAID Lot No. 10 fronts 100 feet on the westerly side of Wortham Drive, formerly Midland Avenue, and runs back 157.1 feet on the northerly line and 165 feet on the southerly line, to a dead line, measuring 100 feet thereon.

BEING the same property conveyed to Clyde H. Young by deed from John B. Walker and wife, Ruth M. Walker of record in Book 1939, page 109, Register's Office for Davidson County, Tennessee. The said Clyde H. Young having since died; by Will in Case No. 95P-1305, Probate Court of Davidson County, appoints Lillian Hortense Young Colwell, Robert Colwell (Mt. Sterling, Illinois) and First American National Bank of Nashville, Co-Executors, and gives them authority to sell.

Notwithstanding any language herein to the contrary, Grantors are executing this document and warranting only those matters that have arisen since and pursuant to their appointment as Co-Executors of the Estate of Clyde H. Young, deceased. No further warranty is expressed or implied.

This is ( ) unimproved (X) improved property, known as 2713 Wortham Avenue, Nashville, Tennessee 37215
(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 our hand this 30th day of March, 19 96

THE ESTATE OF CLYDE H. YOUNG

By: Lillian Hortense Young Colwell
LILLIAN HORTENSE YOUNG COLWELL
Co-Executor

By: Robert Colwell
ROBERT COLWELL
Co-Executor

FIRST AMERICAN NATIONAL BANK OF NASHVILLE

By:
Co-Executor

BOOK 1000 PG 523

STATE OF ILLINOIS)
COUNTY OF Morgan)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named LILLIAN HORTENSE YOUNG COLWELL, the bargainor, as Co-Executor of the Estate of Clyde H. Young, deceased, 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 Jacksonville, ILLINOIS, this 30 day of March, 1996.

Jennifer L Rabjohns
NOTARY PUBLIC

"OFFICIAL SEAL"
Jennifer L. Rabjohns
Notary Public, State of Illinois
My Commission Expires 3/21/98

My Commission Expires: 3/21/98

STATE OF ILLINOIS)
COUNTY OF Morgan)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named ROBERT COLWELL, the bargainor, as Co-Executor of the Estate of Clyde H. Young, deceased, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Jacksonville, ILLINOIS, this 30 day of March, 1996.

Jennifer L Rabjohns
NOTARY PUBLIC

"OFFICIAL SEAL"
Jennifer L. Rabjohns
Notary Public, State of Illinois
My Commission Expires 3/21/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

My Commission Expires: 3/21/98

Before me, ALAN M. SATURN a Notary Public in and for the State and County aforesaid, personally appeared DOUGLAS A. KIRBY, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged HIMself to be the VICE PRESIDENT of the FIRST AMERICAN NATIONAL BANK, Co-EXECUTOR OF THE ESTATE OF CLYDE H. YOUNG, deceased, and that HE as such VICE PRESIDENT, executed the foregoing instrument for the purpose therein contained, by signing the name of the FIRST AMERICAN NATIONAL BANK, CO-EXEUTOR OF THE ESTATE OF CLYDE H. YOUNG, deceased.

WITNESS my hand and official seal at Nashville, Tennessee, this the 29th day of March, 1996.

Alan M Saturn
NOTARY PUBLIC

My Commission Expires: 11/28/98

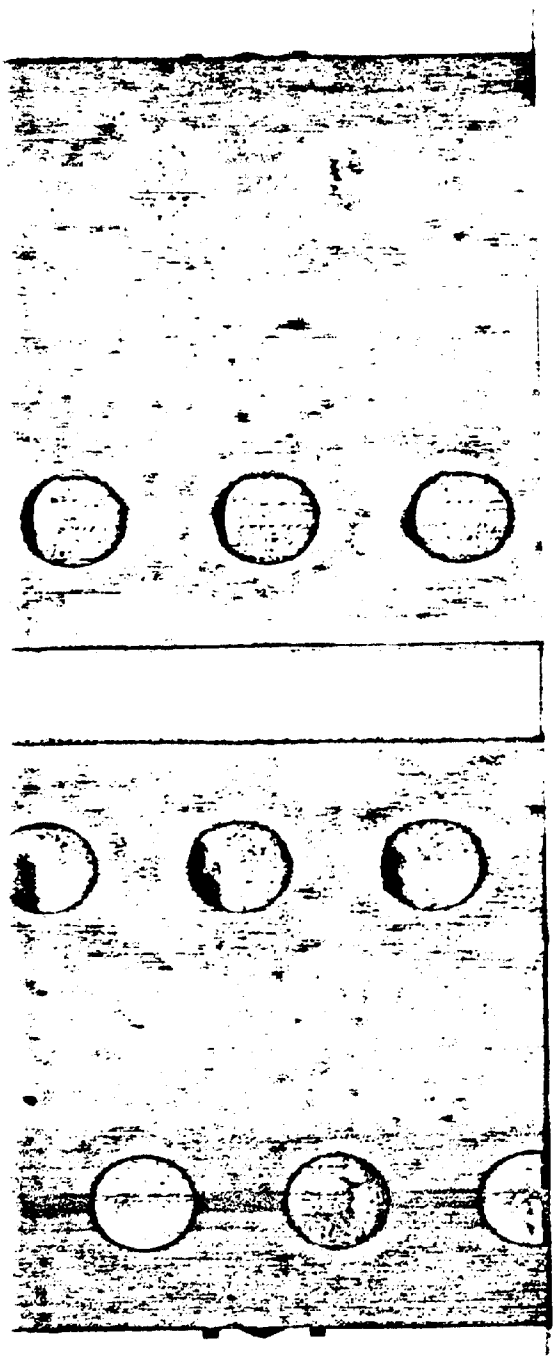
ALAN L. SATURN NOTARY PUBLIC DAVIDSON COUNTY, TENN. LARGE SEAL

96 APR -4 AM 9:

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

0167710
IDENTIF. ↑ REFERENCE

6563 04/04 0101 03CHECK 656-50



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

RECEIVED OF _____

FOR _____

BOOK 10004 PG 524

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	
				175000.00
			CON TX	647.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	656.50
			CHECK	656.50
04/04/96	01	09:21	0001	6563

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0167710
IDENTIF. ↑ REFERENCE

96 APR -4 AM 9:

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1024555