WARRANTY DEED

BOOK 10009 PG 379

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 42,000.00
Russell W. Bates
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
5th DAY OF April 19 96
Notary Public
MY COMMISSION EXPIRES: July 12, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, P.C., 213 A Ward Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Russell W. Bates (NAME)	SAME (NAME)	MAP 83-9
1208 Gartland Avenue (ADDRESS)	(ADDRESS)	PARCEL 54.00
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	18W 01070

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, Myra Carver, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Russell W. Bates, unmarried

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 the West 1/2 of Lot No. 3 of Block 1, in D.H. Bailey's Subdivision of Part of the Allison Property, of record in Book 161, page 73, Register's Office for Davidson County, Tennessee and particularly described as follows:

Said part of the West Half of Lot No. 3 fronts 50 feet on the northside of Gartland Avenue and runs back between parallel lines 160 feet to an alley.

Being all the same property conveyed to S. H. Carver and daughters, Daisy Carver, Annas Carver and Myra Carver by deed from Jake Elliott, of record in Book 1302, page 106, Register's Office for Davidson County, Tennessee. Subsequently Daisy Carver Ferguson, formerly Daisy Carver, conveyed all her interest to S. H. Carver and daughters, Annas Carver and Myra Carver by Quitclaim Deed of record in Book 1492, page 506, said Register's Office. Subsequently S. H. Carver died intestate on October 14, 1970 and his interest vested in, Laura Green Carver his wife, and Daisy Carver Ferguson, Annas Carver and Myra Carver his heirs-at-law.
Subsequently Laura Green Carver died intestate in January 1975 and her interest vested in Dorothy Jean Earheart and William P. Frech, her heirs-at-law.
Subsequently William P. Frech died April 19, 1992, and his interest vested in Randall M. Frech, his wife and heir-at-law.

Subsequently, Annas Carver died intestate on May 05, 1995 and her interest vested in Daisy Carver Ferguson and Myra Carver as her heirs-at-law.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1209 Gartland Avenue, Nashville, Tennessee 37206
(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 this 5th day of April 19 96

Myra Carver
Myra Carver

LEGAL DESCRIPTION CONTINUATION

Randall M. Frech, a widow, conveyed her interest to Myra Carver by Quit-Claim Deed being recorded simultaneously herewith.

Dorothy Jean Earheart joined by her husband, Wooster A. Earheart conveyed their interest to Myra Carver by Quit-Claim Deed being recorded simultaneously herewith.

Daisy Carver Ferguson, unmarried, conveyed her interest to Myra Carver by Quit-Claim Deed being recorded simultaneously herewith.

BOOK 10009 PG 381

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

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 Brentwood, Tennessee, this 5th day of April 19 96

Commission expires July 12, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

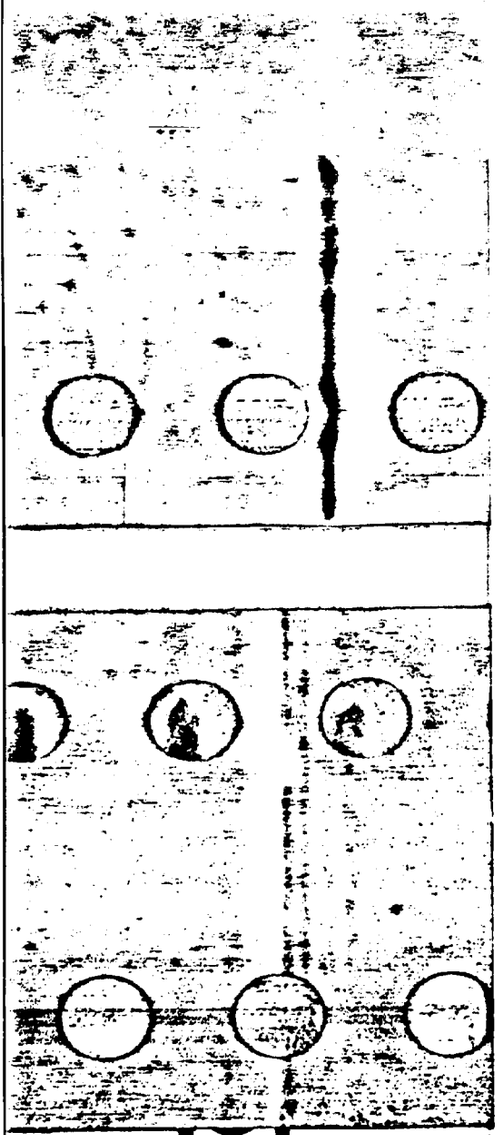
My commission expires _____

Notary Public

0169240
IDENTIF. ▲ REFERENCE

96 APR -9 AM 10:22
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

8170 04/09 0101 03CHECK 168.40



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

RECEIVED OF _____

FOR _____

BOOK 10009 PG 382

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

04/09/96 01 10:23 0001 8170

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0169240
IDENTIF. ↑ REFERENCE

96 APR -9 AM 10: 22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1026156