0171908

BOOK 10017 PG 25 IDENTIF. & REFERENCE

96 MAR 15 PM 1:07

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TENNESSEE 37115

PICK-UP

WARRANTY DEED

THIS INDENTURE IS MADE AND ENTERED INTO THIS 15th day of **April, 1996**.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, ALVA EDNA DILLON A/K/A A. EDNA DILLON, UNMARRIED, herein referred to as Grantor, has this day bargained and sold and does hereby transfer and convey unto the said **ED LASSAN, TRUSTEE FOR THE LASSAN TRUST , with full power to bargain, sell, mortgage, lease, convey or otherwise encumber without the necessity of joinder by any beneficiary, herein referred to as Grantee, his/her successors, heirs and assigns, certain real estate in DAVIDSON,** County, State of Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated heren by reference.

This is improved property known as 1410 McKINNIE AVENUE, NASHVILLE, TN 372___.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his/her heirs, successors and assigns forever. The Grantor es covenants and agrees with the said Grantee that Grantor is/are lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit 'B" attached hereto. Grantor further covenants and binds himself/herself/themselves, his/her heirs and representatives, to warrant and forever defend the title to said Grantee, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

Alva Edna Dillon, A/K/A A. Edna Dillon,
By his Attorney in fact Patricia Ruth Dillon Campbell

ALVA EDNA DILLON A/K/A A. EDNA DILLON UNMARRIED
Signature of Seller

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **15th** day of **April, 1996** before me personally appeared **PATRICIA RUTH (DILLON) CAMPBELL**, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **ALVA EDNA DILLON, A/K/A A. EDNA DILLON**, and acknowledged that he/she executed the same as the free act and deed of said **PATRICIA RUTH (DILLON) CAMPBELL**.

Witness my hand, at office, this **15th** day of **April, 1996.**

Denise C. Allis
Notary Public

DENISE C ALLIS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

My Commission Expires: 5-11-96

Name and Address of Property Owner:

ED LASSAN
2200 21ST AVENUE SOUTH
NASHVILLE, TN 37212

BOOK 10017 PG 26

Property Address:

1410 McKINNIE AVENUE
NASHVILLE, TN 372__

Person Responsible for Taxes:

ED LASSAN, TRUSTEE
SAME

Parcel #: MAP 63-2, PARCEL 25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$35,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **15th** day of **April, 1996.**

Notary Public

DENISE C. ALLIS — NOTARY PUBLIC AT LARGE — SUMNER COUNTY TENNESSEE

My Commission Expires: 5-11-96

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TENNESSEE 37115

EXHIBIT 'A'

Being Lot No. 14 on the Plan of H.M. Doak's Subdivision, as of record in Book 332, page 22, Register's Office for said County.

Said Lot No. 14 fronts 50 feet on the southerly side of McKennie Avenue and runs back between parallel lines 192 feet to an alley.

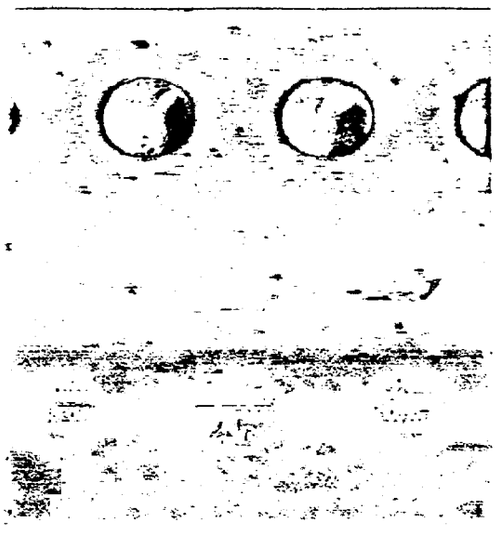
Being a portion of the same property conveyed to ALVA EDNA DILLON A/K/A A. EDNA DILLON, UNMARRIED, by Deed from ADA R. DICKINSON, A WIDOW, of record in Deed Book 2283, Page 624, Register's Office for **DAVIDSON** County, Tennessee.

EXHIBIT 'B'

1. COUNTY real property taxes for the year 1996 and all subsequent years.

2. All matters set forth on the Plan of record in Book 332, page 22, Register's Office for Davidson County, Tennessee.





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

RECEIVED OF _____

FOR _____

BOOK 10017 PG 28

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

CONT	35000.00
DEED TX	130.50
PRFEE	1.00
ADEED	12.00
TOTAL	142.50
CHECK	142.50

04/16/96 01 13:08 0001 1098

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

017908
IDENTIF. # REFERENCE

96 APR 16 PM 1:07

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 1029053