This Instrument Prepared By:
Gibson & Gregory
Suite 600, 200 Fourth Avenue, North
Nashville Tennessee 37219

Box 40-A

ADDRESS NEW OWNER:
Jeffery S. Brock
2937 Berry Hill Drive
Nashville, Tennessee 37204

BOOK 10018 PG 122

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 082-12
PARCEL 186

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the herein named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Mattie Lou Holt, unmarried ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto Jeffery S. Brock ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Being Lot No. 65, Neill S. Brown's Addition to Edgefield, now East Nashville, a plan of which is of record in Book 57, page 50, in the Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 65 fronts 50 feet on the easterly side of Myrtle Avenue and extends back easterly 174 feet on its northerly line to an alley and shows 71.1 feet on said alley, and runs back on its southerly line 226.5 feet to another alley, and shows 14 feet on said alley.
>
> Being the same property conveyed to Mattie Lou Holt by deed from C. M. Crow and wife, Lois Crow of record in Book 3462, page 209, Register's Office for Davidson County, Tennessee.

This is improved property known as 209 Myrtle Street, Nashville, TN 37206.

This conveyance is made subject to real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, successors and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 12th day of April, 1996.

Mattie Lou Holt

BOOK 10018 PG 123

STATE OF TENNESSEE)
COUNTY OF Trousdale)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Mattie Lou Holt, unmarried, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 12th day of April, 1996.

NOTARY PUBLIC

My Commission Expires: My Commission Expires JULY 27, 1998

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $27,100.00.

AFFIANT

Subscribed and sworn to before me this 16 day of April, 1996.

NOTARY PUBLIC

My Commission Expires: 9/18/99

017196

IDENTIFICATION REFERENCE

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

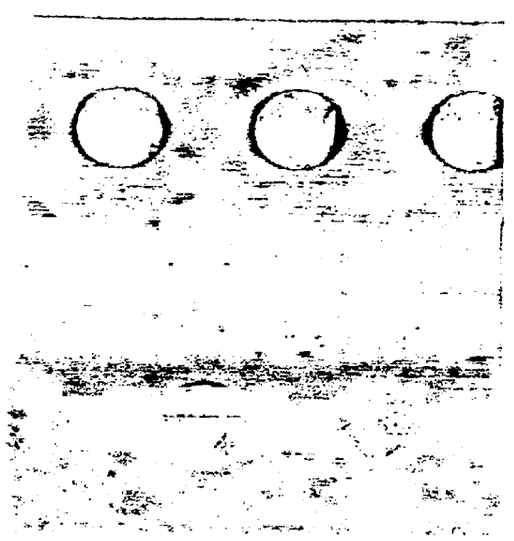
FOR _____

BOOK 10018 PG 124

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
				[illegible] 27100.00
				[illegible] 100.27
				[illegible] 1.00
				[illegible] 1.00
				[illegible] 119.27
				[illegible] 119.27
		[illegible]	01	09/27 0001 1396

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



96 APR 17 AM 9:28

FELIX Z. WILSON, II
DAVIDSON COUNTY

0172196

IDENTIF. & REFERENCE

No. 1029348