BOOK 10062 PG 803

14A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 158,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May 19 96

Notary Public

MY COMMISSION EXPIRES: 7/24/97
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KITTIE M. MYATT (NAME)	NATIONSBANC MORTGAGE CORPORATION (NAME)	MAP-PARCEL NO.
5206 Dakota Ave. (ADDRESS)	2059 Northlake Parkway (ADDRESS)	091-15-0 143
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Tucker, GA 30084 (CITY) (STATE) (ZIP)	

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, RICHARD ICE BUILDING GROUP, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KITTIE M. MYATT AND ORSALIA A. ASTERIS, as Joint Tenants with right of Survivorship

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 Southerly 150 feet of Block 15 on the Realty Savings Bank & Trust Company's Revised Plan of the West Extension of Charlotte Park Company's First Addition, as of record in Book No. 421, page 18, said Register's Office, more particularly described as follows:

BEGINNING at a point in the Northerly side of Fourth Avenue, now Dakota Ave., 160 feet West of the Northwest Corner of said Dakota Ave., and 52nd Ave., North, formerly Eleventh Street, and extending 50 feet West to a point; thence, Northwardly 150 feet to an alley; thence, Eastwardly on said alley, 50 feet to a point; thence Southwardly 150 feet to the point of beginning.

BEING the same property conveyed to Susan Henderson, by Deed from Donald R. Sadler, of record in Book 9470, Page 686, Register's Office for Davidson County, Tennessee and further conveyed by Deed of correction in Book 9781, Page 795, said Register's Office and then conveyed by Quit Claim Deed to Richard Ice Building Group, Inc. of record in Book 9781, Page 797, said Register's Office.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which

CONTINUED

unimproved ( )
This is improved (X) property, known as 5206 DAKOTA AVE., Nashville, TN 37209
(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 23rd day of May 19 96

RICHARD ICE BUILDING GROUP, INC.

By: _____, President

Susan Henderson, Secretary

STATE OF TENNESSEE
COUNTY OF

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

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the _____ and _____ respectively of the RICHARD ICE BUILDING GROUP, INC. the within named bargainor, and corporation, and that he 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 NASHVILLE, TN on this the 23rd day of May 1996.

My commission expires 11-28-98

Lillian K. Boyles
Notary Public

LILLIAN K. BOYLES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

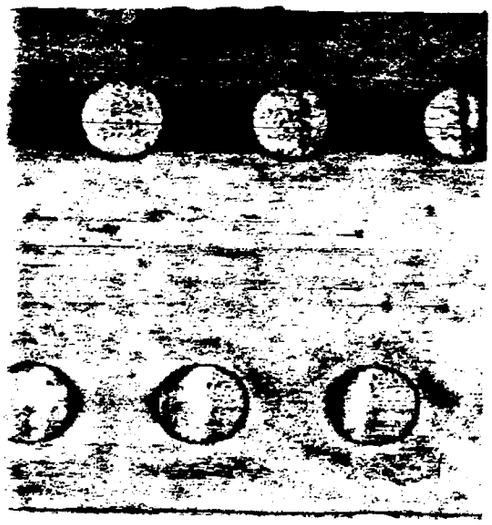
LEGAL DESCRIPTION CONTINUATION

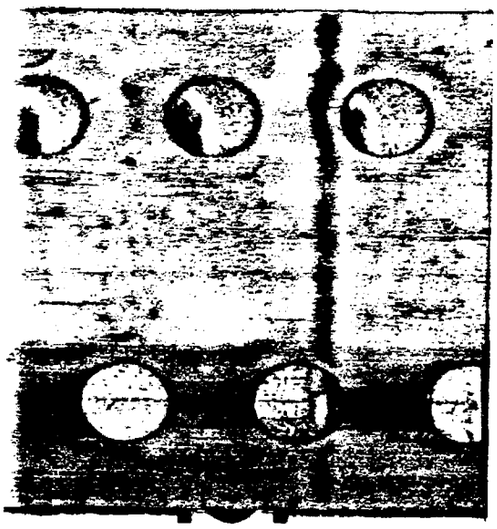
have been prorated and assumed by the Grantee(s) herein.

5981 05/28 0101 03CHECK 596.93

0185782
IDENTIF. # REFERENCE

96 MAY 28 PM 2:43
FELIX Z. DELOSOUTH REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10062 PG 805

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	
				158900.00
			CON TX	587.93
			PRFEE	1.00
			WDEED	8.00
			TOTAL	596.93
			CHECK	596.93
05/28/96	01	14:47	0001	5981

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0185782
IDENTIF. ↑ REFERENCE

96 MAY 28 PM 2:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1043898