This instrument prepared by: Glenn E. Sager, Atty., 923 Main St., Nashville, 37206

MAIL TO
JIM

WARRANTY DEED

BOOK 10102 PG 248

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
JAMES M. PROTICH	Owner	Map94-01
(NAME)	(NAME)	Par 182
803 South 12th Street		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, GEORGE A. SETTLE and JOSEPHINE JOHNSON BROWN *have this day bargained and sold, and do hereby transfer and convey unto the said* JAMES M. PROTICH

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson *County,* Tennessee *as follows:*

Being Lot. No. 183 on the Map of Payne, Blakemore & Cummings' Addition to Nashville, of record in Book 57, page 70, Register's Office for said County.

Said Lot No. 183 fronts 50¼ feet on the east side of South 12th Street and runs back between lines, 120.02 feet on the north line and 114.7 feet on the south line to an alley in the rear, on which it measures 50 feet.

Being the same property conveyed to George A. Settle and Josephine Johnson Brown, by warranty deed, from Wilma E. Batey Holstrom and Julian Bradford Bobbitt, of record in Book 7319, page 955 Register's Office for Davidson County, Tennessee.

3996 06/28 0101 03CHECK 95.95

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Subscribed and sworn to before me this the 27th *day of* June *19* 96

The actual consideration or value whichever is greater, for this transfer is $23,500.00

George A. Settle
Affiant

My commission expires: Nov. 22, 1997
(Affix Seal)

Notary Public

This is unimproved ( ) property, known as 803 South 12th Street, Nashville, Tenn. 37206
improved (X)
(House Number) (Street) (P.O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 27th *day of* June *, 19* 96*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x George A. Settle
George A. Settle

x Josephine Johnson Brown
Josephine Johnson Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BK/ 10102 PG 249

Personally appeared before me, Glenn E. Sager, *a Notary Public in and for said County and State,* George A. Settle and Josephine Johnson Brown,

the within named bargainor s, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee,
this 27th *day of* June, *19* 96.

Notary Public

My Commission Expires: Nov. 22, 1997

STATE OF _____
COUNTY OF _____

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and official seal, at office in _____,
this _____ *day of* _____, *19*___.

Notary Public

My Commission Expires: _____

5 ...XENCE AM 11:27 ...GISTER ...TN.

019784

...DEMN... ...AND RE...

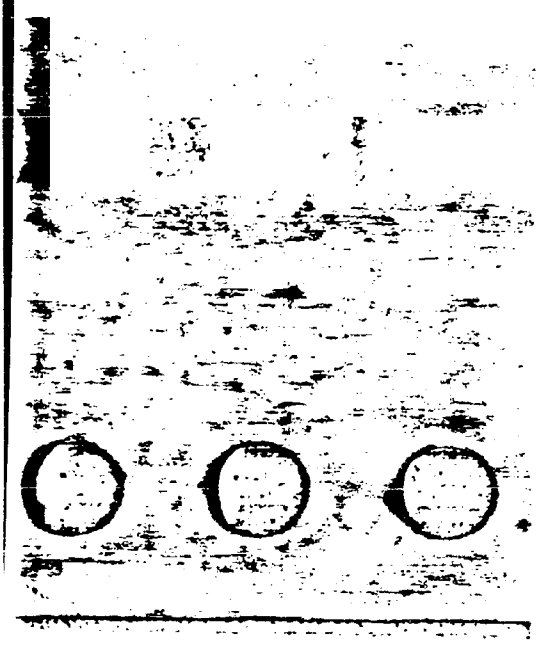
96 JUL 28

...LIS
DAVIDSON

WARANTY DEED

FROM
GEORGE A . SETTLE and
JOSEPHINE JOHNSON BROWN

TO
JAMES M. PROTICH



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

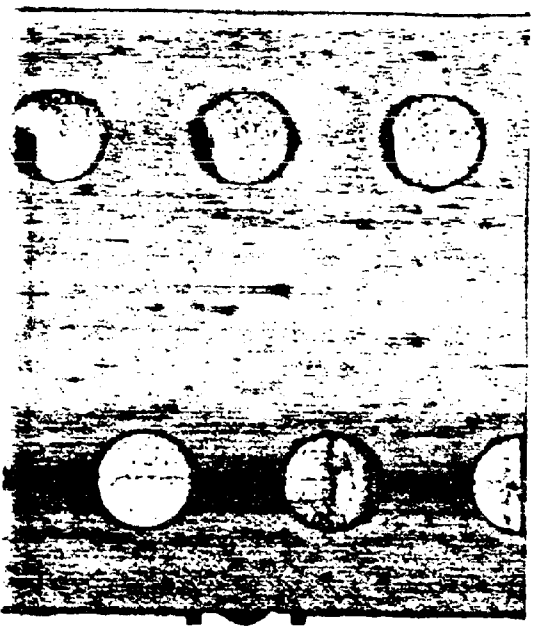
RECEIVED OF _____

FOR _____

BOOK 10102 PG 250

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 23500.00
CON TX 86.95
PRFEE 1.00
WDEED 8.00
TOTAL 95.95
CHECK 95.95

06/28/96 01 11:32 0001 8996

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0197845
IDENTIF. # REFERENCE

96 JUN 28 AM 11:27

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1056745