BOOK 10109 PG 183 Box 34

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ [illegible]

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th DAY OF June 19 96

Notary Public

MY COMMISSION EXPIRES: February 27, 1999
(AFFIX SEAL)

LEON HARBER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Leon Harber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
Bobby H. Ferriss	Bobby H. Ferriss	MAP 191
(NAME)	(NAME)	
2812,14,16&20 Grandview Avenue	404 Melrose Avenue	PARCEL 88, 90, 91
(ADDRESS)	(ADDRESS)	AND 92
Nashville, Tennessee 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(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, Estate of Clifford M. Ferris, Jr. by Melvin Wayne Young, Executor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bobby H. Ferriss, married

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:

SEE ATTACHED EXHIBIT A

THE INTENT OF THIS CONVEYANCE IS TO CONVEY THE UNDIVIDED ONE-HALF INTEREST OF CLIFFORD M. FERRIS, A/K/A CLIFFORD M. FERRIS, JR. WHO IS NOW DECEASED.

96 JUL -3 AM 9:25

0199785

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED.

This is unimproved ( ) improved (X) property, known as 2812,14,16&20 Grandview Avenue, Nashville, Tennessee 37211
(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 28th day of June 19 96

Estate of Clifford M. Ferriss, Jr

Melvin Wayne Young, Executor

BOOK 10109 PG 184

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Estate of Clifford M. Bass, Jr. by Melvin Wayne Young, Executor

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of Jan., 1998.

My commission expires February 27, 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

LEON SHARBER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT A

Being part of Lots 461 and 462, on the plan of Grandview Heights, as of record in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee.

Said part of said lots is and is more particularly described as follows: Beginning at a point in the easterly side of Grandview Avenue, said point being 150 feet in the southerly line and 150.00 feet in the northerly line of said Lots 461 and 462 along the easterly right of way of said Grandview Avenue, an alley in the rear of which may be as much as 10 feet.

For source of title reference is made to Book 7242, Page 874, Register's Office for Davidson County, Tennessee.

Being Lot No. 463 on the Plan of Grandview Heights, as of record in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee.

Said Lot No. 463 fronts 50 feet on the easterly side of Grandview Avenue, formerly Caldwell, and extends back between parallel line 150 feet to an alley.

Being Lot No. 464 on the Plan of Grandview Heights, as of record in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee.

For source of title reference is made to Book 7096, Page 814, Register's Office for Davidson County, Tennessee.

Being Part of Lots Nos. 460, 464 and 465 on the Plan of Grandview Heights, of record in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee.

Beginning at the northeast corner of Melrose and Grandview, formerly Caldwell Avenue; thence with the northerly margin of Melrose Avenue, eastwardly 60 feet, more or less, to a point in the right-of-way on the Louisville and Nashville Railroad, said point being 50 feet westwardly, measured along a radial line from a point in the center line of the north bound main tract of the Birmingham Division, formerly the Lewisburg Division of the Louisville and Nashville Railroad; thence with said right-of-way line northeastwardly parallel with and 50 feet westwardly from said center line of main tract, 150 feet, more or less, to the westwardly margin of any alley; thence with said alley, northwardly 50 feet, more or less, to the corner of Lots Nos. 464 and 465; thence with the line between said two lots, westwardly 150 feet to the easterly margin of Grandview Avenue; thence with said Avenue, southwardly 150 feet to the beginning.

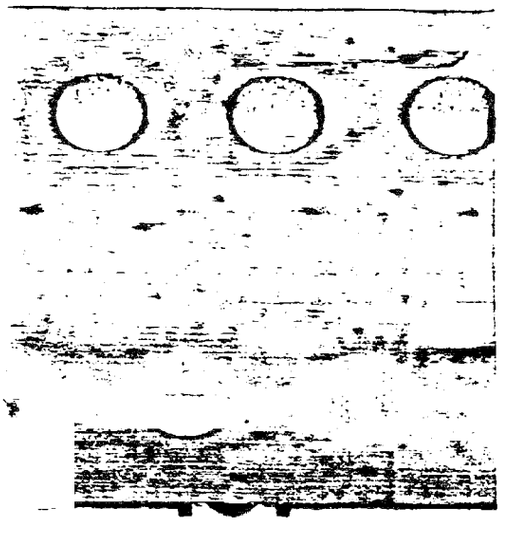
For source of title reference is made to Book 7096, Page 814, Register's Office for Davidson County, Tennessee.

Subject to all matters filed of record in Book 161, Page 14 and 15, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

Subject to a Deed of Trust executed by Bobby H. Ferriss and wife, Beverly J. Ferriss and Clifford M. Ferriss and wife, Barbara Ferriss to Third National Bank dated December 31, 1986, filed of record January 28, 1987 in Book 7119, Page 914, Register's Office for Davidson County, Tennessee, to secure a note in the amount of $121,000.00 payable as therein specified. Modification of Deed of Trust executed by Bobby H. Ferriss and wife, Beverly J. Ferriss and Clifford M. Ferriss and wife, Barbara Ferriss to Third National Bank dated May 19, 1987, filed of record June 24, 1987 in Book 7277, page 296, to secure a note in the amount of $147,500.00, payable as therein specified.





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10109 PG 186

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 105000.00
				CON TX 388.50
				PRFEE 1.00
				MDEED 12.00
				TOTAL 401.50
				CHECK 401.50
[illegible]			01	09:27 0001 1091

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0199785 IDENTIFICATION REFERENCE

96 JUL -3 AM 9:27 REGISTER

FELIX Z WILSON, II DAVIDSON

No. 1058821