BOOK 10114 PG 433

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF July 19 96

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAW OFFICE OF RICHARD MANSON, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sammie Lawrence, III (NAME)	SunTrust Bank, Nashville, N.A. (NAME)	81-16-223
918 Scovel Street (ADDRESS)	P.O. Box 305110 (ADDRESS)	
Nashville, Tennessee 37208 (CITY) (STATE) (ZIP)	Nashville, TN 37230-5110 (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, Janie V. Miller and Mattie H. Nance and Willie Hambrick, The Heirs At Law of Alice Peev

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sammie Lawrence, III, unmarried

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" FOR LEGAL DESCRIPTION

[illegible] 194.30

02013777
IDENTIF. & REFERENCE
95 JUL -8 PM 4:05
[illegible]

unimproved ( )
This is improved (X) property, known as 918 Scovel Street, Nashville, Tennessee 37208
(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 our hand s this 1st day of July 19 96

Janie V Miller
Janie V. Miller

Willie Hambrick
Willie Hambrick

Mattie H. Nance
Mattie H. Nance

Lossie F. Hambrick

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 Janie V. Miller and Mattie H. Nance and Willie Hambrick, The Heirs At Law of Alice Peey

the 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 1st day of July 19 96

Commission expires July 24, 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

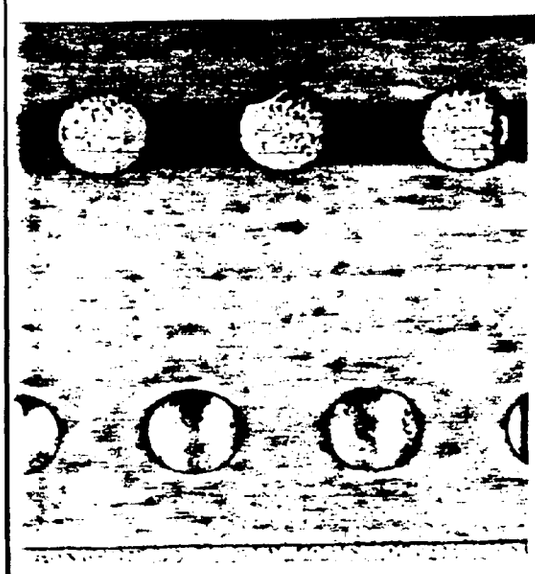
EXHIBIT "A"

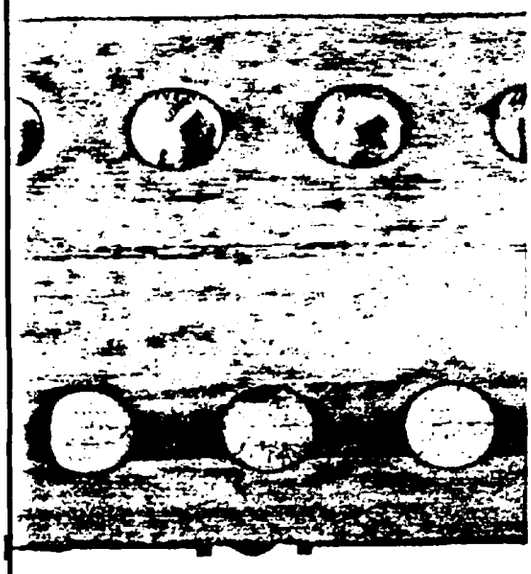
Land in Davidson County, Tennessee, described as follows:

Being Lot No. 55 on the plan of McGavock, Wetmore and Others' First Addition to Nashville, called "The Town of McGavock", as of record in Book 21, Page 23, Register's Office for said County.

Said Lot No. 55 fronts 50 feet on the northerly side of Scovel Street and runs back between parallel lines 151 feet, more or less, to an alley.

Being the same property conveyed Being the same property conveyed to Frank Peevy and wife, Alice Peevy by deed form J.C. Smithey an wife, Rosie Pearl Smithey, of record in Book 1553, Page 225, Register's Office for said county, the said Frank Peevy having predeceased Alice Peevy and the said Alice Peevy having since died.





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

RECEIVED OF _____

FOR _____

BOOK 10114 PG 436

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

DAMT	49000.00
CON TX	181.30
PRFEE	1.00
MTGFEE	12.00
TOTAL	194.30
CHECK	194.30

07/08/95 01 16:13 0001 2782

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0201377
IDENTIF. # REFERENCE

95 JUL -8 PM 4:06

REGISTER

DAVIDSON COUNTY, TN

No. 1060498