BOOK 10114 PG 594

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP-PARCEL
~~G.L. Waynick~~ Cecil Ward ~~60 Lester Ave. #1114~~ ~~Nashville, TN. 37214~~	SAME	81-12-179

This instrument was prepared by; David J. Waynick, Attorney, 211 Donelson Pike, Suite 2, Nashville, TN 37214

WARRANTY DEED

For and in 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, I, James D. Matthews, an unmarried man hereinafter called the Grantors have bargained and sold, and by these presents do transfer and convey unto the said ~~G.L. Waynick~~ Cecil Ward, Grantee herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 302 on the North Nashville Real Estate Company's Plan of Lots, as of record in Book 21, Page 105, Register's Office for said County.

Said Lot No. 302 fronts 50 feet on the westerly side of Delta, formerly Hamburg Street, and runs back between parallel lines 160 feet to an alley.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED THEREFROM is that part of said Property conveyed to Sam Garfinkle and Lou Lusky, by deed from Ora L. Smith, of record in Book 1493, Page 289, Register's Office for said County, and also included in the above description, but excluded therefrom is that part of said property decreed to The State of Tennessee, by decree from the State of Tennessee vs. Ora L. Smith, entered in Circuit Court No. A-4156 and recorded in Book 4221, Page 367, Register's Office for said County.

Beiing the same property conveyed to James D. Matthews by Warranty Deed from Edd R. Turner and Robert W. Pa4rkhurst, tenants in common, of record in Book 6419, Page 719, Register's Office for Davidson County, Tennessee.

This is unimproved property, known as Lot 302, Delta St., Nashville, TN.

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 I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural, the singular, and the use of any gender shall be applicable to all gender.

Witness our hands this the 7th day of June, 1996.

James D. Matthews

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and afar said county and state, the within named James D. Matthews 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 the 7th day of June, 1996.

My Commission Expires: May 3, 1999 Notary public Sheryl B Ethridge

State of Tennessee
County of Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $500.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

JD Matthews

Sworn and subscribed to before me this the 7th day of June, 1996.

Commission Expires: May 3, 1999 Notary Public Sheryl B Ethridge

2577 07/09 0101 01CASH 10.35

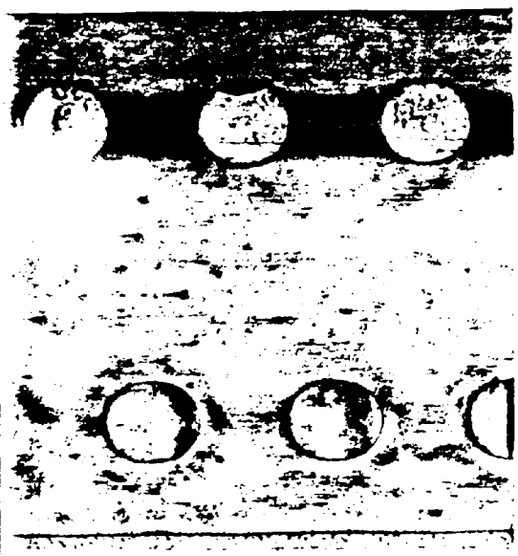
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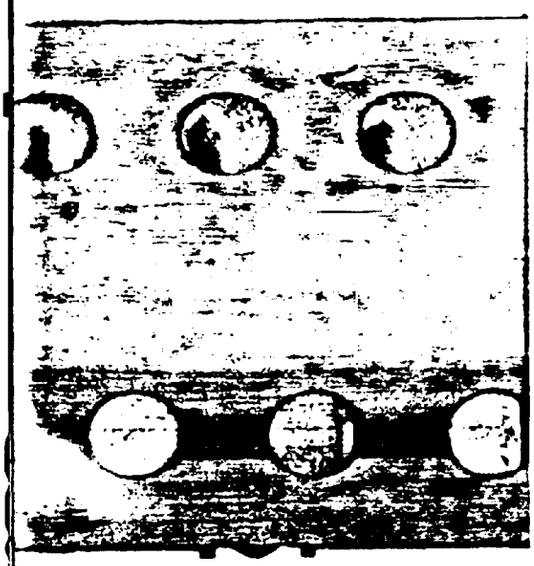
Broker's Escrow Services, Inc.
P. O. Box 140255
Nashville, TN 37214

96 JUN -9 AM 8:58

PICK-UP

0201436
IDENTIF. & REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 10114 PG 596

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 500.00
CON TX 1.85
PRFEE 1.00
MTGED 8.00
TOTAL 10.85
CASH ~~10.85~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK ~~J. 07.96 01 07-05 3301 2877~~

0201436
IDENTIF. ↑ REFERENCE

95 JUL -9 AM 8:58

REGISTER

No. 1060586