File Box 51-A

WARRANTY DEED

BOOK 10135 PG 942

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ ~~82,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF July 19 96

Notary Public

MY COMMISSION EXPIRES: JUNE 15, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carol Phipps (NAME)	*NEW OWNER* (NAME)	MAP 103-8
502 Wilson Boulevard (ADDRESS)	(ADDRESS)	PARCEL 258
Nashville, Tennessee 37205 (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, Carol Claughton Crenshaw and husband, Michael Evan Crenshaw and John Smallwood and wife, Sue Smallwood

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carol Phipps, 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:

Land in Davidson County, Tennessee, being part of Lot 377 on the Plan of the Richland Realty Company's Division "C" of record in Book 421, page 31, Register's Office for Davidson County, Tennessee. Said part of said Lot No. 377 begins at a point in the easterly margin of Wilson Avenue, northwest corner of Lot 378 on said Plan and the southwest corner of said Lot No. 377; running thence with the north line of said Lot No. 378 eastwardly 118.4 feet, being the northeast corner of said Lot No. 378 and the northwest corner of Lot No. 381 on said Plan; thence northwardly 70 feet; thence westwardly parallel with the southerly line of said Lot No. 377 to the easterly margin of Wilson Avenue; thence southwardly with the easterly margin of Wilson Avenue, 50 feet to the beginning.

Being the same property conveyed to Jessie Lou Newsome, Evelyn Ruth Newsome, and Vera Mae Newsome, by deed from J. O. Phillips and wife, Florentine L. Phillips, of record in Book 1306, page 285, said Register's Office. Jessie Lou Newsome died May 2, 1972 intestate leaving Evelyn Ruth Newsome and Vera Mae Newsome as her surviving heirs. Evelyn Ruth Newsome died February 25, 1990, leaving her husband, John Smallwood as her sole heir. Vera Mae Newsome died March 17, 1996. Carol Claughton Crenshaw is the devisee under of the Will of Vera Mae Newsome, of record in Will Book 204, page 637, Probate Court Clerk's Office for Davidson County, Tennessee. The interests of the respective

CONTINUED

unimproved ( )
This is improved (X) property, known as 502 Wilson Boulevard, Nashville, Tennessee 37205
(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 26th day of July 19 96

Carol Claughton Crenshaw
Carol Claughton Crenshaw

Michael Evan Crenshaw
Michael Evan Crenshaw

John Smallwood
John Smallwood

Sue Smallwood
Sue Smallwood

BOOK 10135 PG 943

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 Carol Claughton Crenshaw and husband, Michael Evan Crenshaw and John Smallwood and wife, Sue Smallwood

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 26th day of July 19 96.

Commission expires June 19, 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

LEGAL DESCRIPTION CONTINUATION

parties are set out in an Affidavit of Heirship recorded in Book 10135, page 940, Register's Office of Davidson County, Tennessee.

Michael Evan Crenshaw joins in executing this Warranty Deed to convey any marital rights he may have in subject property.

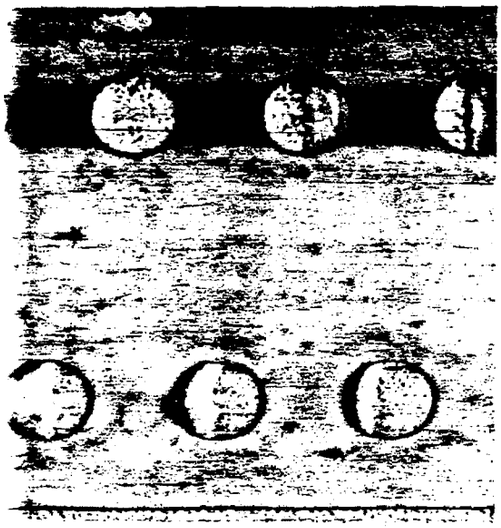
John Smallwood has since married. Sue Smallwood joins in executing this Warranty Deed to convey any marital rights she may have in subject property.

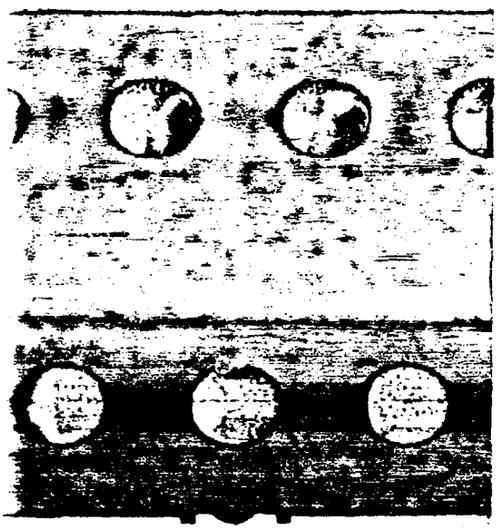
This conveyance is subject to any and all easements and restrictions of record.

0423 07/29 0101 03CHECK 353.40

0208386
IDENTIF. ↑ REFERENCE

96 JUL 29 PM 2:00
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10135 PG 945

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 92000.00
				CON TX 340.40
				PRFEE 1.00
				WDEED 12.00
				TOTAL 353.40
				CHECK 353.40
07/29/96	01			14:02 0001 0423

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0208386
IDENTIF. ↑ REFERENCE

96 JUL 29 PM 2:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1068026