0213987

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road: P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

96 AUG 13 AM 9:50

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (cmw)
PREPARED FROM UNVERIFIED INFORMATION FURNISHED BY THE PARTIES
Dav. Co. File: Box 8

BOOK 10154 PG 768

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Dorothy R. Ware Gamaliel Ware, Jr. 3020 Delaware Avenue Nashville, TN 37209	NationsBanc Mortgage Corporation P.O. Box 35140 Louisville, KY 40232-5140

TAX MAP-PARCEL NUMBERS: Map 92-10 Parcel 416 11W 85061

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Timothy N. Trushel and spouse, Virginia L. Trushel,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Dorothy R. Ware and spouse, Gamaliel Ware, Jr.,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 1-"A" on the plan of Zone Lot Division, Lots Nos. 1, 2, 3, Pendleton Subdivision, of record in Book 6250, page 547, as amended in Book 6200, page 427, said Register's Office.

SAID Lot No. 1-"A" fronts 38.17 feet on the northerly margin of Delaware Avenue and extends back between parallel lines 113.33 feet to a dead line, measuring 38.17 feet thereon.

BEING the same property conveyed to Timothy N. Trushel and wife, Virginia L. Trushel, by deed from Samuel R. Pierce, Jr., Secretary of Housing and Urban Development, of record in Book 7748, page 541, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to D. Anderson Ferrell, Trustee, of record in Book 7748, page 544, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred unto the said Grantee.

This is improved property, known as: 3020 Delaware Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

BOOK 10154 PG 769

WITNESS THE EXECUTION HEREOF this 8th day of August, 1996.

Timothy N. Trushel

Timothy N. Trushel

Virginia L. Trushel

Virginia L. Trushel

State of Tennessee
County of Davidson

On this 8th day of August, 1996, before me the undersigned authority, personally appeared **Timothy N. Trushel** and **Virginia L. Trushel**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 31500.00

Gonaliel Wade Jr.

Affiant

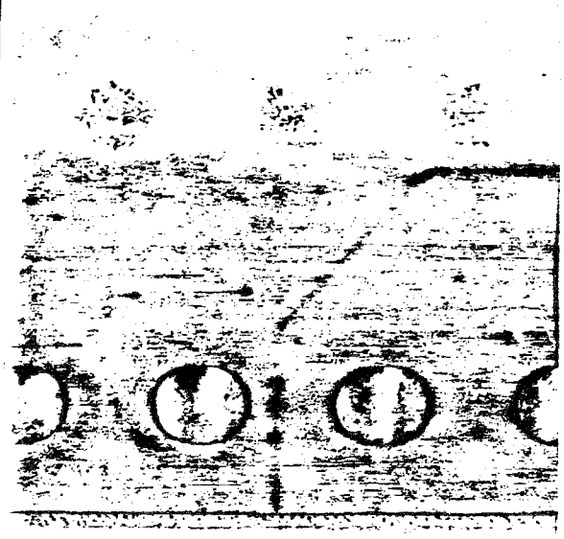
Sworn and subscribed before me on the 8th day of August, 1996.

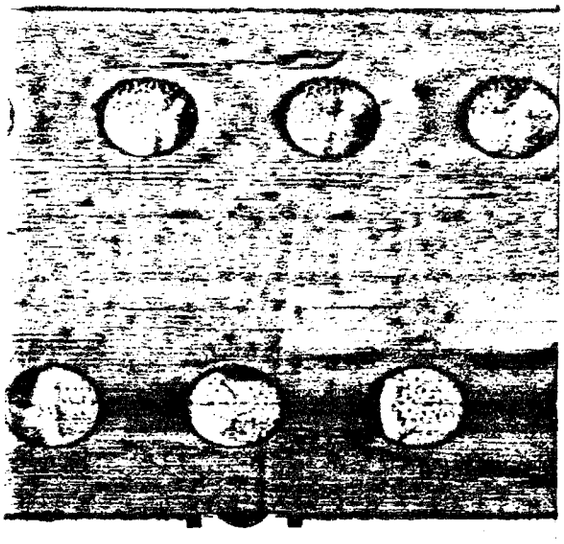
My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

6437 08/13 0101 03CHECK 125.55





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

RECEIVED OF _____

FOR _____

BOOK 10154 PG 770

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 31500.00
				CON TX 116.55
				PRFEE 1.00
				WDEED 8.00
				TOTAL 125.55
				CHECK 125.55
			08/13/96 01	09:51 0001 6437

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02 13987
IDENTIF. ▲ REFERENCE

96 AUG 13 AM 9:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1019023