BOX 58

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 10167 PG 733
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Wallace W Rader
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF August 19 96

Notary Public

MY COMMISSION EXPIRES: January 29, 1997
(AFFIX SEAL)

NOTARY PUBLIC L. HIX. AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wallace W. Rader (NAME)	NEW OWNER (NAME)	MAP 119-2
101 Rose Street (ADDRESS)	(ADDRESS)	PARCELS 147 & 148
Nashville, TN 37210 (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, Bertie F. Johnson Lesikar, Raymond Rader, Wayne Rader, Margaret Simmons, William Rader and Helen Sloan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wallace W. Rader, a single person

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:

Being Lots 53 and 54 in the Plan of the Resubdivision of Lots 7, 8, 9, 10 and parts of Lots 6, 11, 12 and 13, Cumberland Nurseries Plan, as of record in Plat Book 332, page 36, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Albert Thomas Rader and wife, Maggie Rader by deed from Ethel S. Newson and husband, A. W. Newson of record in Book 772, page 59, Register's Office for Davidson County, Tennessee. The said Maggie Rader having predeceased Albert Thomas Rader who died on March 15, 1996, testate, leaving the proceeds from the sale of this property to be split into six (6) equal shares for the benefit of his six (6) children and/or their heirs, Bertie F. Johnson, Raymond Rader, Wayne Rader, Margaret Simmons, William Rader and Helen Sloan, by Will of record in Will Book 206, page 530, Probate Court for Davidson County, Tennessee.

Bertie F. Johnson Lesikar is one and the same person as Bertie Johnson, Bertie F. Johnson, Bertie Johnson Lesikar and Bertie J. Lesikar.

This property is conveyed subject to the Plan of record in Plat Book 332, page 36; any and all restrictive covenants and/or easements running with the land; any and all claims, debts or unpaid taxes against the Estate of Albert Thomas Rader and Maggie Rader and taxes for the current year which have been prorated day of close and assumed by the Grantee.

NOTE: The subject property is not the primary residence of Bertie F. Johnson Lesikar, Raymond Rader, Margaret Simmons, William Rader or Helen Sloan.
NOTE: Wallace W. Rader is one and the same person as Wayne Rader.

unimproved ( )
This is improved (X) property, known as 101 Rose Street, Nashville, TN 37210
(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 23rd day of August 19 96

Bertie F. Johnson Lesikar — Bertie F. Johnson Lesikar
Raymond Rader — Raymond Rader
Wayne Rader — Wayne Rader
Margaret Simmons — Margaret Simmons
William Rader — William Rader
Helen Sloan — Helen Sloan by Bertie F. Johnson Lesikar

STATE OF TENNESSEE

BOOK 10167 PG 734

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bertie F. Johnson Lesikar, Raymond Rader, Wayne Rader, Margaret Simmons, William Rader

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 23rd day of August, 19 96

Commission expires January 25, 1997

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, Bertie F. Johnson Lesikar with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that she executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that she is the Attorney-in-Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 23rd day of August, 1996.

_____
Notary Public

My Commission Expires:
January 25, 1997

MARSHALL L. HIX · NOTARY PUBLIC AT LARGE · STATE OF TENNESSEE

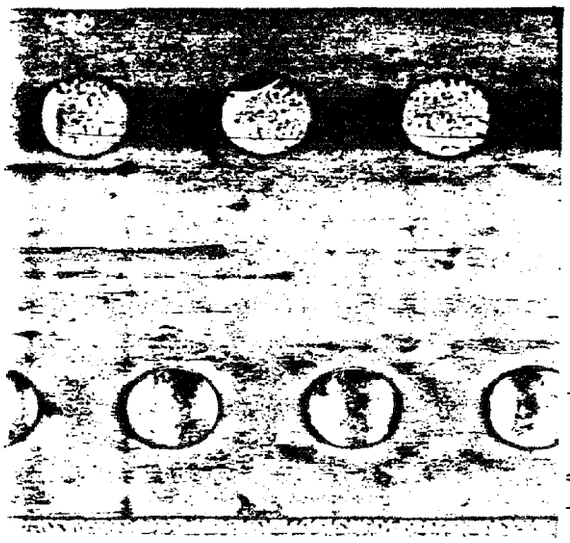
IDENTIFICATION REFERENCE

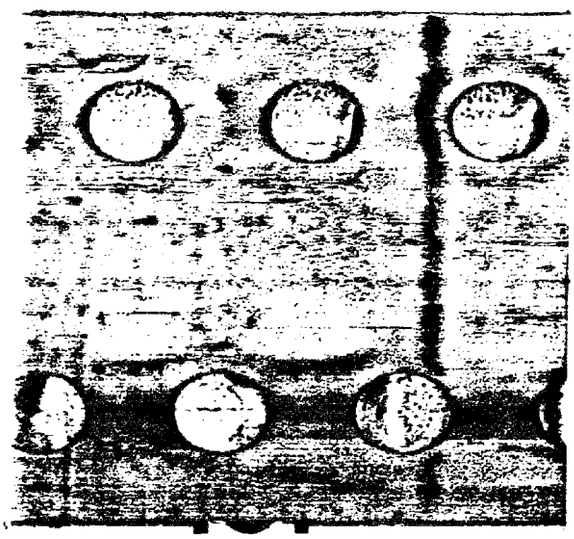
96 AUG 26 PM 1:57

LIX ? ? REGISTER
DAVIDSON COUNTY, TN.

9935 08/26 0101 03CHECK

138.5





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

RECEIVED OF _____

FOR _____

BOOK 10167 PG 735

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 35000.00
				CON TX 129.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 138.50
				CHECK 138.50
08/26/96	01			13:58 0001 0935

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0218241
IDENTIFICATION REFERENCE

96 AUG 26 PM 1:57
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1023479