BOOK 10176 PG 667

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 74,952.45

John D. Meyer
Affiant

Subscribed and sworn to before me, this 30th day of August, 1996

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JOHN D. MEYER 938 Russell Street Nashville, Tennessee 37206	John D. Meyer 921 Russell Street Nashville, TN 37206	MAP 82-16 PARCEL 162

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY FOUR THOUSAND NINE HUNDRED FIFTY TWO AND 45/100---------- ($ 74,952.45) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, I, JAMES C. OLIVER, UNMARRIED

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto JOHN D. MEYER AND WIFE, MERYL V. TRUETT

hereinafter called the Grantee s, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 7 in J.L. Valentino's Plan of Lots on Russell Street in East Nashville of record in Book 57, page 87, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to James C. Oliver and Kenneth G. Mitchell by deed from Harry E. Margrave of record in Book 7187, page 124, Register's Office for Davidson County, Tennessee; the said Kenneth G. Mitchell having since conveyed his interest in subject property to James C. Oliver by Quitclaim Deed of record in Book 8018, page 899, said Register's Office.

0220856
IDENTIFICATION REFERENCE

96 SEP -4 AM 9:09
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

This is improved property known as 938 Russell Street, Nashville, Tennessee 37206

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 s, their heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEEs that he is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of J.L. Valentino's Plan of Lots on Russell Street of record in Book 57, page 87, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s__ himself___, __his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE_s__, __their__ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF __I__ have hereunto set __my__ hand___on this the __30th__ day of ___August____, 19 96 .

James C. Oliver

JAMES C. OLIVER

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 JAMES C. OLIVER, UNMARRIED, 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 this ___30th__ day of ___August____ , 19 96 .

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

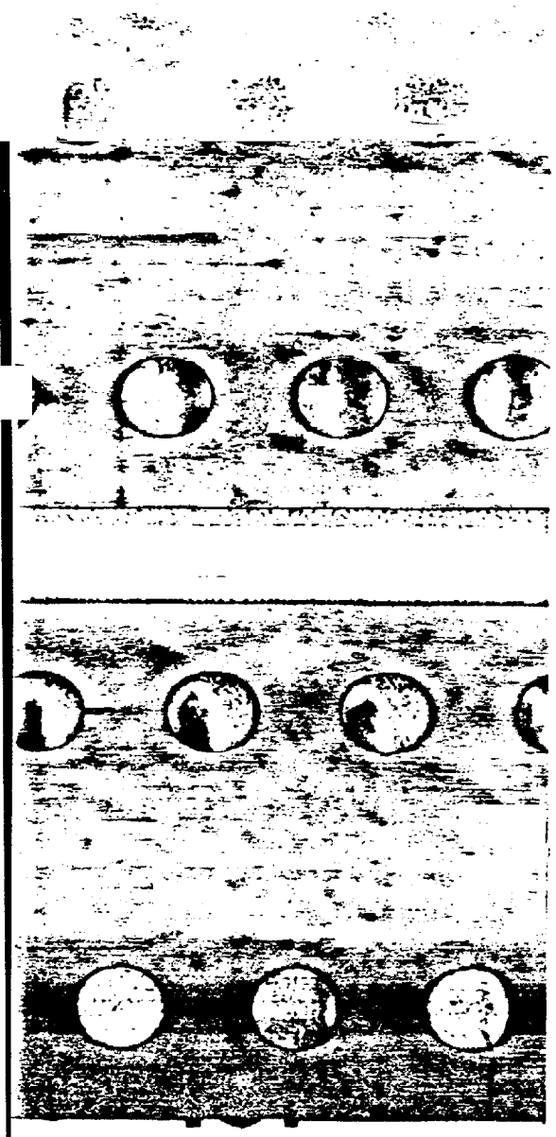
Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ _____ the within named bargainor, and corporation, 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 this _____day of _____ , 19 ____.

My Commission Expires: _____

Notary Public

3779 09/04 0101 03CHECK 286.33



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

RECEIVED OF _____

FOR _____

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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 74952.45
				CON TX 277.33
				PRFEE 1.00
				WDEED 8.00
				TOTAL 286.33
				CHECK 286.33
			09/04/96 01	09:11 0001 3779

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0220856
IDENTIF. # REFERENCE

96 SEP -4 AM 9:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1026282