WARRANTY DEED

BOOK 10204 PG 206

N0996-704L

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 8,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF September, 19 96

Notary Public

MY COMMISSION EXPIRES: November 28, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 1005 8th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rickey Davis (NAME)	James Tibbs and wife, Delores (NAME)	MAP 81.10
1741 24th Avenue North (ADDRESS)	1215 East Division (ADDRESS)	PARCEL 93
Nashville, Tennessee 37208 (CITY) (STATE) (ZIP)	Mt Juliet, TN 37122 (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, James Tibbs and wife, Doris Tibbs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rickey Davis, married

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 parts of Lot Nos. 32, 33 and 34 on the Map of Cobb's Subdivision of Lot No. 6 of the Harding Bosley Tract, as of record in Book 161, Page 155, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of 24th Avenue North, at the intersection of the westerly margin of said 24th Avenue North and the northerly margin of Rose, formerly Yarbrough Street; thence with the northerly margin of said Rose Street, westwardly 150 feet to a point in the easterly margin of a 12 foot alley; thence with the easterly margin of said alley, northwestwardly 50 feet to the southwest corner of a part of Lot Nos. 32, 33 and 34 conveyed to Louise Rittenberry by deed from Lillie Bell Santi Ham, of record in Book 1335, Page 97, said Register's Office; thence with the southern boundary line of said Rittenberry property, eastwardly 145 feet, more or less, to a point in the westerly margin of said 24th Avenue North; thence with the westerly margin of said 24th Avenue North, southwardly 50 feet to the beginning.

Being the same property conveyed to James A. Tibbs by deed from Macie M. Tibbs and Thomas Kidd, heirs at law of Ruthie Rosie Kidd Johnson, deceased of record in Book 9310, Page 212, Register's Office for said County.

This Conveyance is subject to any and all zoning regulations, building

CONTINUED

This is unimproved ( ) improved (X) property, known as 1741 24th Avenue North, Nashville, Tennessee 37208 (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 17th day of September, 19 96

James Tibbs

James Tibbs

Doris Tibbs

Doris Tibbs

BOOK 10204 PG 207

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 Tibbs and wife, Doris Tibbs

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 17th day of September, 19 96.

Commission expires November 28, 1998

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

'0229651
IDENTIF. ↑ REFERENCE

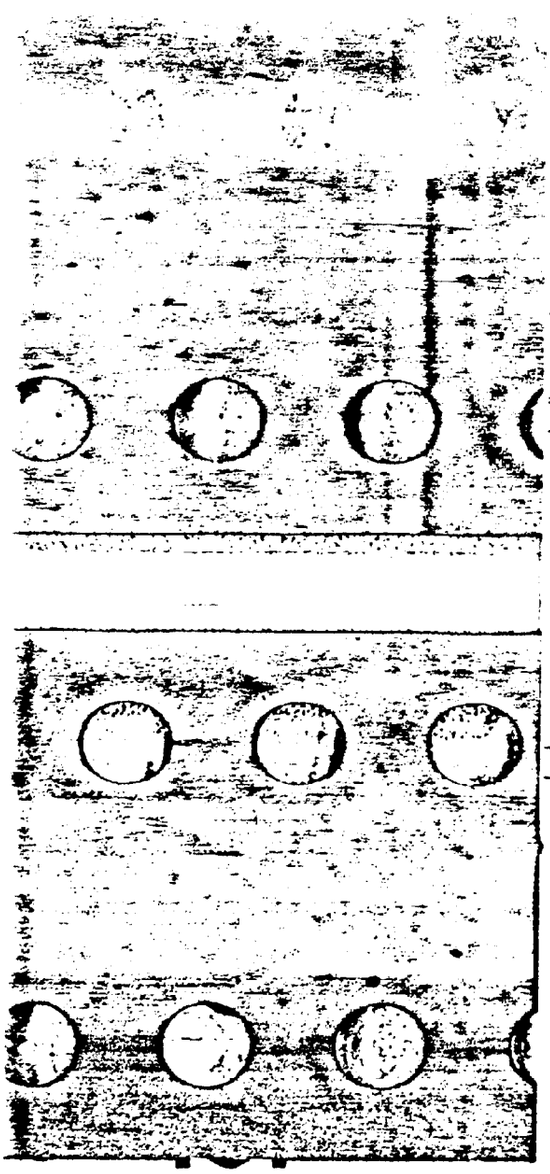
95 SEP 26 PM 12:54
REGISTER
DAVIDSON COUNTY, TN.

LEGAL DESCRIPTION CONTINUATION

restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

Doris Tibbs joins in this conveyance to convey any and all rights she may have in this property.

3157 09/26 0101 03CHECK 42.60



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

RECEIVED OF _____

FOR _____

BOOK 10204 PG 209

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	8000.00
CON TX	29.60
PRFEE	1.00
TDEED	12.00
TOTAL	42.60
CHECK	42.60

09/26/96 01 12:57 0001 3157

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0229651
IDENTIF. ↑ REFERENCE

96 SEP 26 PM 12:54
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1035557