BOOK 10273 PG 815

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF November 19 96

Notary Public

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

N1196-948L

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
Jerrold Smith (NAME)	SAME (NAME)	MAP 81-7
1914 16th Avenue North (ADDRESS)	(ADDRESS)	PARCEL 238
Nashville, Tennessee (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, Estate of Thompson Harris

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerrold Smith

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 Lot No. 55 on the Map of W.M. Butler's Subdivision, as of record in Book 57, Page 98, Register's Office for said County.

Being Lot No. 55 fronts 50 feet on the easterly side of 16th Avenue, North and runs back between parallel lines 140.6 feet, more or less, to an alley.

Being the same property conveyed to Thompson Harris and wife, Addie Lizzie Harris from Ira Albion Gentry, Jr. of record in Deed Book 3988, Page 193, Register's Office for said County. The said Addie Lizzie Harris having since died on May 22, 1984, and the said Thompson Harris having since died on February 27, 1995, naming Tommie Babb as Executrix by will of record in Will Book 197, Page 23, Probate Court of Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

unimproved ( )
This is improved (X) property, known as 1914 16th Avenue North, Nashville, Tennessee
(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 my hand this 22nd day of November, 19 96

Estate of Thompson Harris
By: Tommie Babb Ex Rx
Tommie Babb, Executrix

BOOK 10273 PG 816

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Tommie Babb and _____ with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Executrix and _____ respectively of the Estate of Thompson Harris the within named bargainor, and corporation, and that she as such Executrix 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 Tommie Babb as such Executrix, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 22nd day of November 1996.

My commission expires November 28, 1998

_____
Notary Public

0250796
IDENTIF. ↑ REFERENCE

96 NOV 27 PM 2:32

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0001 11/27 0101 03CHECK 97.80



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

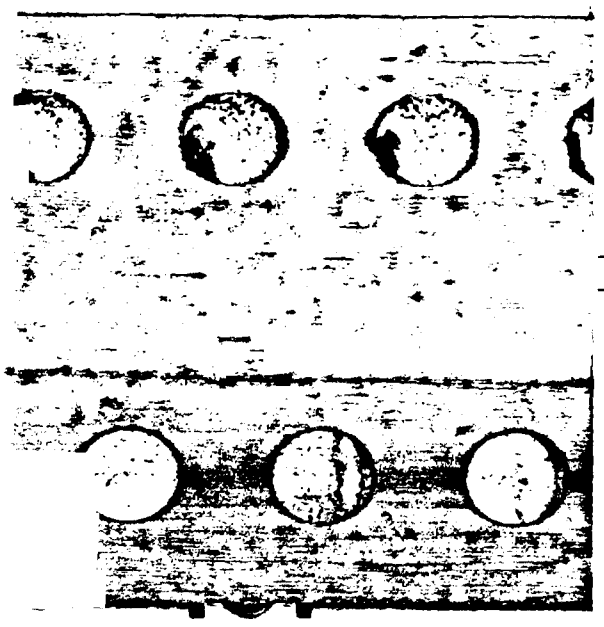
RECEIVED OF _____

FOR _____

BOOK 10273 PG 817

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 24000.00
CON TX 88.80
PRFEE 1.00
WDEED 8.00
TOTAL 97.80
CHECK 97.80

11/27/96 01 14:33 0001 0001

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0250796
IDENTIF. ↑ REFERENCE

96 NOV 27 PM 2:32

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1092683