6041

WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE
MY COMMISS ON EXPIRES 10-9-99

STATE OF TENNESSEE
COUNTY OF Davidson 10277 PG 657

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Affiant Premier Real Estate Svcs. by Robert B. Johnson member

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF December 19 96

Notary Public

MY COMMISSION EXPIRES: October 9, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Premier Real Estate Services (NAME)	OWNER (NAME)	83-9
4900 Drakes Branch Rd. (ADDRESS)	(ADDRESS)	272
Nashville, TN 37218 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	23W09240

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, The Estate of Verna L. Tynch

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Premier Real Estate Services LLC

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. 9 on the Plan of Webb and Johnson's Subdivision of record in Book 57, Page 131, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Grice N. Tynch and wife, Verna L. Tynch by deed of record in Book 1906, Page 165, said Register's Office for Davidson County, Tennessee. Grice N. Tynch predeceased Verna L. Tynch. The executrix of the estate of Verna L. Tynch is authorized to transfer the property for the estate pursuant to the will of Verna L. Tynch probated in Davidson County, docket # 96P 1760.

This conveyance is subject to any and all existing restrictions and easements of record.

0251855 IDENTIF. ↑ REFERENCE

96 DEC -3 AM 9:58
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

1106 12/03 0101 03CHECK 268.00

unimproved ( )
This is improved (XX) property, known as 1416 Calvin Avenue, Nashville, TN 37206
(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 2nd day of December 1996

The Estate of Verna L. Tynch

By: Nannie Sexton

Nannie Sexton, Executrix

DCTN01WC

BOOK 10277 PG 658

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

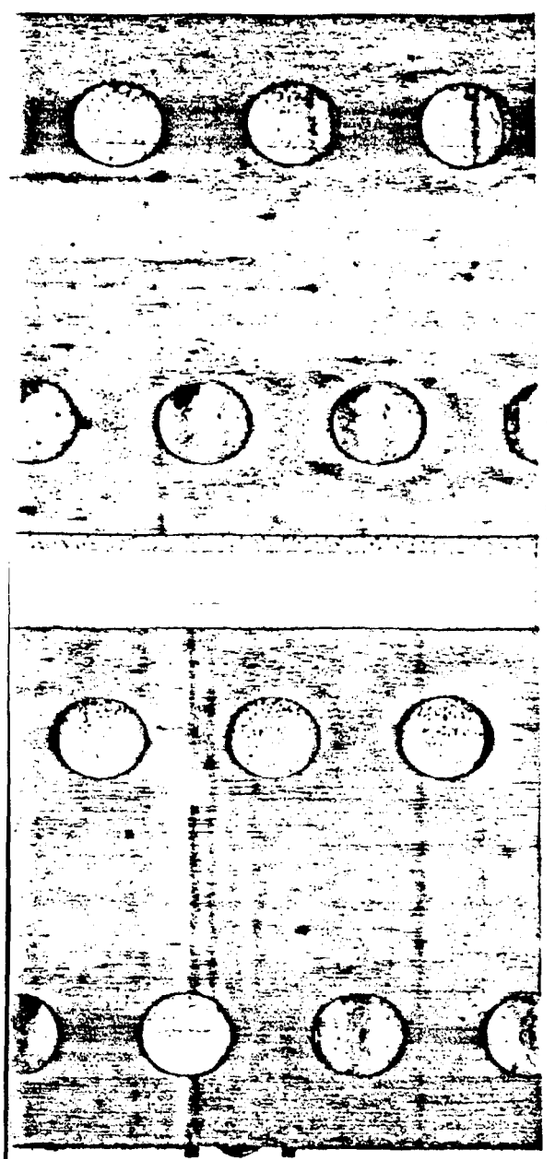
Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Nannie Sexton, Executrix and her herself with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the executrix ~~and~~ _____ respectively of the The Estate of Verna L. Tynch 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 Nannie Sexton, Executrix as such executrix, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville Tenn. on this the 2nd day of December 19 96.

My commission expires October 9, 1999

Lori Holloway Notary Public

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99



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

RECEIVED OF _____

FOR _____

BOOK 10277 PG 659

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 70000.00
				CON TX 259.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 268.00
				CHECK 268.00
			12/03/96 01	09:58 0001 1106

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0251855
IDENTIF. ↑ REFERENCE

96 DEC -3 AM 9:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1093777