0254724

IDENTIF. & REFERENCE

bx. 33-B
2336

THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED
424 CHURCH STREET, SUITE 1750
NASHVILLE, TN 37219

96 DEC 11 AM 8:58

REGISTER
DAVIDSON COUNTY, TN.

MAP 082-4
PARCEL 4
FIELD BOOK #20W-28745

BOOK 10288 PG 864

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $39,000.00.

Affiant

Subscribed and sworn to before me this the 9th day of December, 1996.

My Commission Expires: 7/24/99

Notary Public

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:
DAVID M. BEST AND MARILYN L. BEST	SAME
(Name)	(Name)
1107 NORTH 5TH STREET	
(Street Address)	(Street Address)
NASHVILLE, TN 37207	

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantees", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **SOUTHTRUST BANK OF TENNESSEE, N.A. - NASHVILLE**, formerly SouthTrust Bank of Tennessee hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto **DAVID M. BEST and wife, MARILYN L. BEST,** hereinafter called the "Grantees", **their** heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot Nos. 73, 74 and the north one-half of Lot No. 72 of Oakwood Park of record in Plat Book 421, page 12, said Register's Office, to which plat reference is hereby made for a more complete description.
>
> Said Lots and part of Lot adjoin and front together 77.5 feet on the east side of North 5th Street and runs back between parallel lines 165 feet to an alley.
>
> Being the same property conveyed to SouthTrust Bank of Tennessee by Deed from R. Garry Chaffin, Substitute Trustee, by way of the Substitute Trustee's Deed of record in Book 10150, page 257, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantees", and their heirs and assigns forever; and "Grantor" does covenant with the said "Grantees" that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is

unencumbered unless otherwise herein set out; and "Grantor" does further covenant and bind itself, and/or its assigns 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.

IN WITNESS WHEREOF, the "Grantor" has caused its name to be affixed hereto on this 9th day of December, 1996.

SOUTHTRUST BANK OF TENNESSEE,
N.A. - NASHVILLE

By: Barbara Platt

Title: Asst Property Mgr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public, Barbara Platt, 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, and who further acknowledged that he is the Assistant Vice President of SOUTHTRUST BANK OF TENNESSEE, N.A. - NASHVILLE, 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.

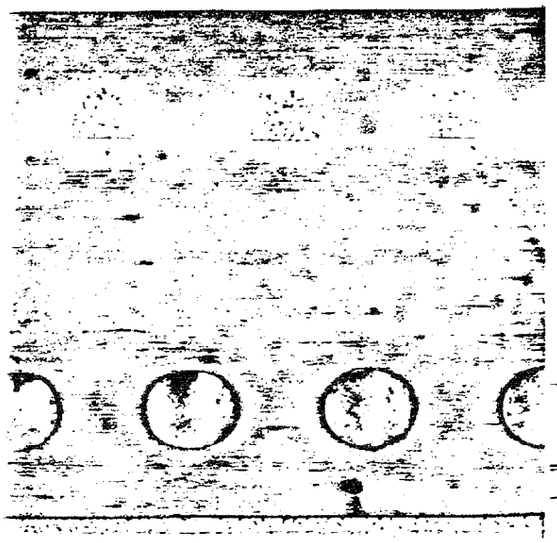
WITNESS my hand, at office, this 9th day of December, 1996.

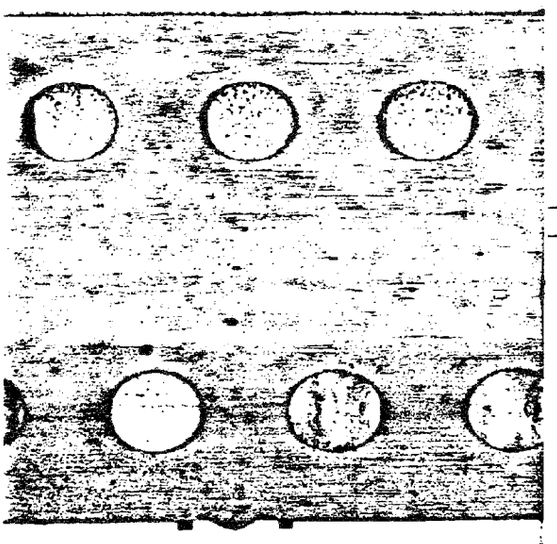
Notary Public

My commission expires: 7/24/99

best.wd

4348 12/11 0101 03CHECK 15





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

RECEIVED OF _____

FOR _____

BOOK 10288 PG 866

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 39000.00
CON TX 144.30
PRFEE 1.00
WDEED 8.00
TOTAL 153.30
CHECK 153.30

12/11/96 01 09:01 0001 4348

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0254724
IDENTIF. # REFERENCE

96 DEC 11 AM 8:58
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1096981