WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January 19 97

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: July 26 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE WILSON GROUP (NAME)	**SAME** (NAME)	91-7-124
302 42ND AVE. N., SUITE 200 (ADDRESS)	(ADDRESS)	12W-17245
NASHVILLE, TN 37209 (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, **HALLIE E. WALL, CONSERVATOR FOR MARY SUE PETTY AND MATTIE LOU PETTY**

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

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 the westerly 20 feet of Lot No. 1108 and all of Lot No. 1110, of Block 174, PLAN #1, WEST NASHVILLE, of record in Book 57, pages 74 and 75, Register's Office for DAVIDSON County, Tennessee.

Said lot and part of lot join and front together 45 feet on the southerly margin of Tennessee Avenue and extend back southerly between parallel lines, 150 feet to an alley.

BEING the same property conveyed to EMMA W. PETTY AND SOPHRONIA P. ECCLES, by deed from Hinston B. Crowell and wife, Grace Curfman Crowell, of record in Book 4491, page 459, Register's Office for DAVIDSON County, Tennessee. The said EMMA W. PETTY predeceased SOPHRONIA P. ECCLES. The said SOPHRONIA P. ECCLES has since died testate; and by Will of record in Will Book 205, page 441, Probate Office for DAVIDSON County, subject property was devised to MARY SUE PETTY AND MATTIE LOU PETTY.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

unimproved ( )
This is improved (X) property, known as 5207 TENNESSEE AVENUE, NASHVILLE, TN 37209
(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 16th day of January 19 97

Mary Sue Petty
MARY SUE PETTY

by Hallie E Wall
BY: HALLIE E. WALL, CONSERVATOR

Mattie Lou Petty
MATTIE LOU PETTY

by Hallie E Wall
BY: HALLIE E. WALL, CONSERVATOR

BOOK 10322 PG 946

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named HALLIE E. WALL, CONSERVATOR FOR MARY SUE PETTY AND MATTIE LOU PETTY

the bargainor S 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 NASHVILLE, Tennessee, this 16TH day of JANUARY, A.D. 97

Commission expires _____

I. DYKE TATUM
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_____.

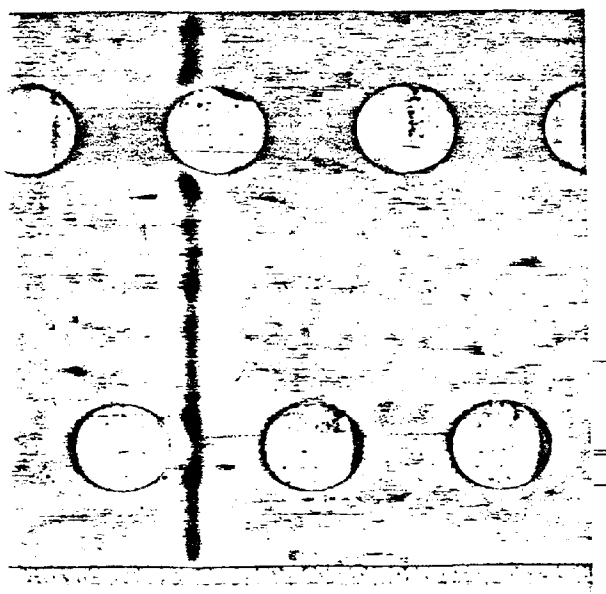
My commission expires _____

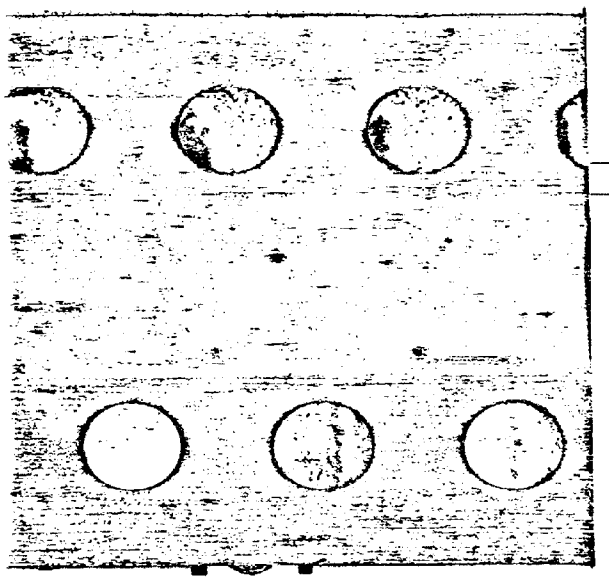
Notary Public

0265142
IDENTIF. & REFERENCE

97 JAN 17 PM 2:11
DAVIDSON COUNTY, TN.

5864 01/17 0101 03CHECK 108.90





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10322 PG 947

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 27000.00
CON TX 99.90
PRFEE 1.00
WDEED 8.00
TOTAL 108.90
CHECK 108.90

01/17/97 01 14:13 0001 5864

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0265142
IDENTIF. & REFERENCE

97 JAN 17 PM 2:11

REGISTER
DAVIDSON COUNTY, TN.

No. 1108359