BOOK 10331 PG 392

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
James R. Nolan
1623 Franklin Avenue
Nashville, Tennessee 37206

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 83-6
PARCEL 57
27W-15375

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Nelle B. Lovell, a widow hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto James R. Nolan, unmarried , hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 41, on the Plan of Roy F. Williams Subdivision of the Hunter Tract, of record in Plat Book 547, Page 13, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Lawrence R. Lovell and wife, Nelle B. Lovell, by deed from S. E. Shelton and wife, Leona Shelton of record in Book 1044, Page 212, Register's Office for Davidson County, Tennessee. The said Lawrence R. Lovell having since died.

This is the same description as in previous deed of record.

Taxes for 1997 have been pro-rated and assumed by Grantee(s).

This is improved property known as 1623 Franklin Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James R. Nolan, unmarried, his heirs and assigns, forever; and I, Nelle B. Lovell, a widow do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

97 JAN 29 PM 4:03

IDENTIFICATION REFERENCE

0267696

Witness my hand this the 27th day of January, 1997.

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Nelle B. Lovell

Nelle B. Lovell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Nelle B. Lovell, a widow the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 27th day of January, 1997.

Grace A. Flagg

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 60,000.00.

James R. Nolan

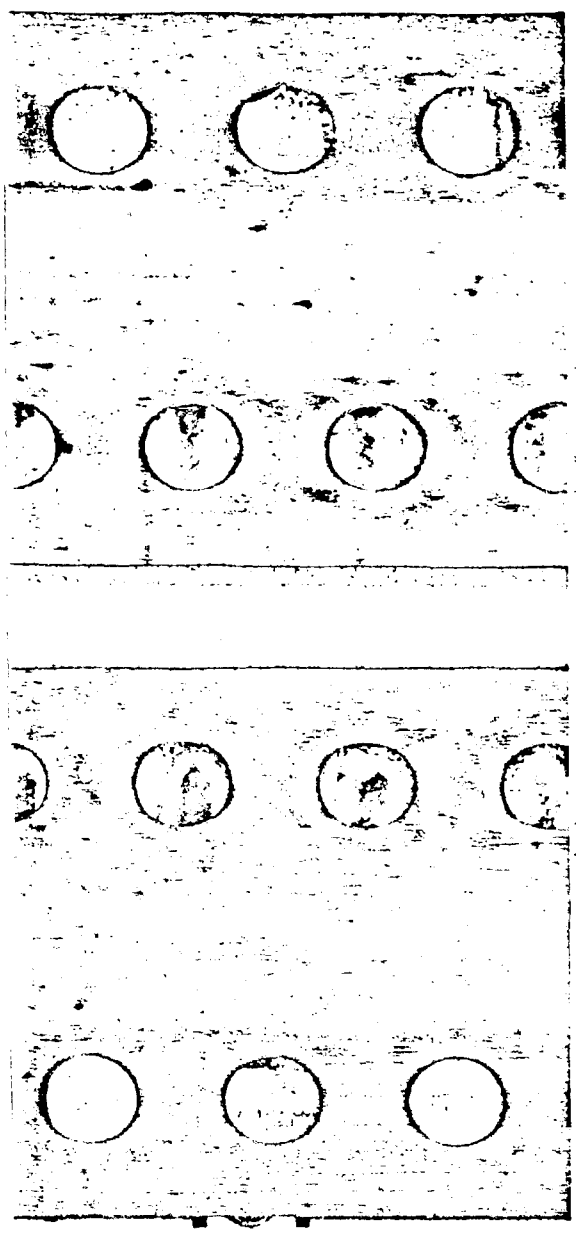
AFFIANT

Subscribed and sworn to before me this 27th day of January, 1997.

Grace A. Flagg

NOTARY PUBLIC
My Commission Expires: 3/22/97

8631 01/28 0101 03CHECK 231.00



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 60000.00
CON TX 222.00
PRFEE 1.00
WDEED 8.00
TOTAL 231.00
CHECK 231.00

01/28/97 01 15:04 0001 8631

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0267696
IDENTIF. & REFERENCE

97 JAN 28 PM 4:03
DAVIDSON COUNTY, TN.

No. 1111096