BOOK 10362 PG 227

Box 11

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 49,000.00

Austin Wood, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
24th DAY OF February 19 97

Notary Public

MY COMMISSION EXPIRES: 7/24/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
BICENTENNIAL TITLE & ESCROW, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Austin Wood, Jr. (NAME)	Same as New Owner (NAME)	82-12-136
105 N. 9th Street (ADDRESS)	(ADDRESS)	
Nashville, Tn 37206 (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, Emma J. Thomas Buchanan , married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Austin Wood, Jr. and wife, Nancy Wood

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 northerly 40 feet of Lot No. 99, on the Map of Neil S. Brown's Addition to East Nashville, as of record in Book 57, page 50, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Emma J. Thomas, a widow, by deed from Cumberland Builders, Inc. of record in Book 4467, page 175, Register's Office for said County. Emma J. Thomas and Emma J. Thomas Buchanan are one and same person.

This is not the principal place of residence of the Grantor herein.

unimproved ( )
This is improved (X) property, known as 105 N. 9th Street, 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 24th day of February 19 97

Emma J. Thomas Buchanan

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Emma J. Thomas Buchanan

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 instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of February, 19 97.

Commission expires 1/24/98

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_____.

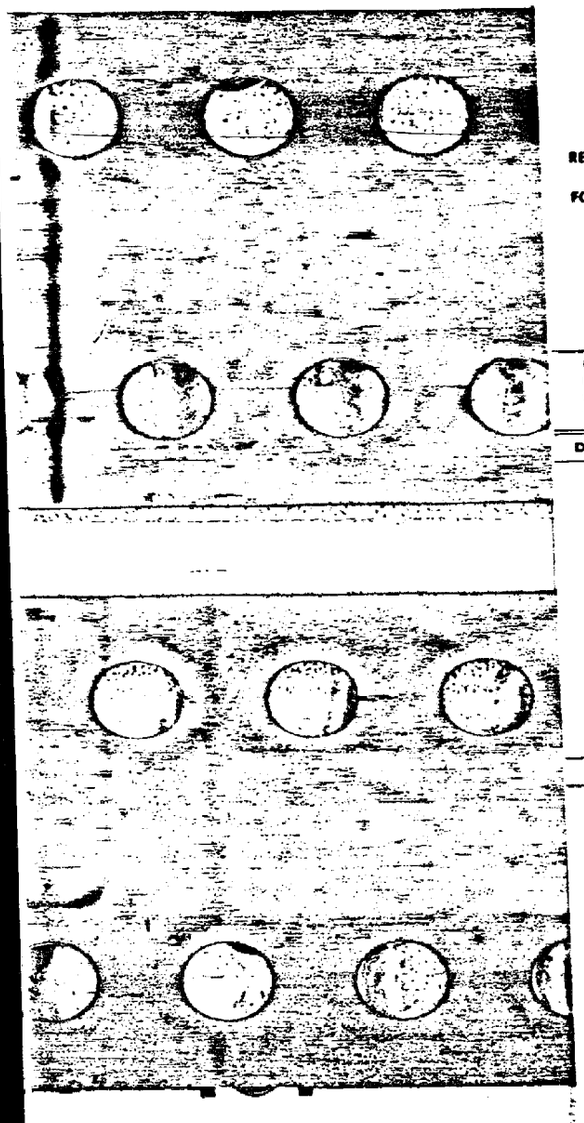
My commission expires _____

Notary Public

97 FEB 27 PM 12:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0276969
IDENTIF. & REFERENCE

0608 02/27 0101 03CHECK 190-30



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

RECEIVED OF _____

FOR _____

BOOK 10362 PG 229

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 49000.00
				CON TX 181.30
				PRFEE 1.00
				WDEED 8.00
				TOTAL 190.30
				CHECK 190.30
02/27/97	01			12:33 0001 0608

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0276969
IDENTIF. ↑ REFERENCE

97 FEB 27 PM 12:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1121022