2x1

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.
[Steve Sullivan	[New Owners	[
[Charlie Earl Sandy	[912 Strouse Ave	[Map 092-130
[←	[Nashville TN 37206	[Parcel 412.00

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205
[Information furnished by the parties hereto.

WARRANTY DEED BOOK 10366 PG 713

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Wilson Enterprises, Inc., a Tennessee Corporation herein referred to as ("Grantor") has bargained and sold, and by these presents does transfer and convey unto Steve Sullivan and Charlie Earl Sandy ("Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

See attached Exhibit A for legal description

Being the same property conveyed to Wilson Enterprises, Inc., a Tennessee Corporation by Warranty Deed from C & G Investments, a Tennessee Partnership of record in Book 10155, page 434, said Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1997 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 312 33rd Avenue North, Nashville, Tennessee 37209.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)

[The actual consideration or value, whichever is greater for [this transfer is $ 19,750.00.

Steve Sullivan
Affiant

[Subscribed and sworn to before me this [2nd day of January, 1997.

Notary Public

[My Commission Expires: 1-24-98

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' heirs and assigns, forever.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 2nd day of January, 1997.

Wilson Enterprises, Inc.

BY: Hal Wilson

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 Hal Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Secretary of the Wilson Enterprises, Inc., and that he as such Secretary, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Secretary.

WITNESS my hand and official seal at Nashville, Tennessee, this 2nd day of January, 1997.

NOTARY PUBLIC

My Commission Expires: 1-24-98

BOOK 10366 PG 715

Exhibit .A.

Land in Davidson County, Tennessee, being Lot No. 65 on the Map of Hortense Place, as of record in Book 161, page 167, Register's Office for Davidson County, Tennessee, to which plan of reference is hereby made for a more complete and accurate legal description.

INCLUDED in the above description but expressly EXCLUDED therefrom is the following described property conveyed to the State of Tennessee by instrument of record in Book 6004, page 883, said Register's Office.

Beginning at the point of intersection of the south margin of Elkins Avenue and the west margin of an alley, being the northeast corner of this property and being Eastwardly along Elkins Avenue 140 feet from 12 feet to a point; thence with the proposed right-of-way on a 50 foot radius curve left; northwestwardly 18 feet, more or less, to a point; thence with said south margin, eastwardly 12 feet to the point of beginning and containing 72 square feet and being a portion of the property being Lot No. 65 on the Map of Hortense Place of record in Book 16, page 167, Register's Office for Davidson County, Tennessee, and a portion of the same property conveyed to Dorris Donnell by deed from H.T. Arthur, Jr. and Patsy Sue A. Collins of record in Book 5532, page 897, Register's Office for Davidson County, Tennessee.

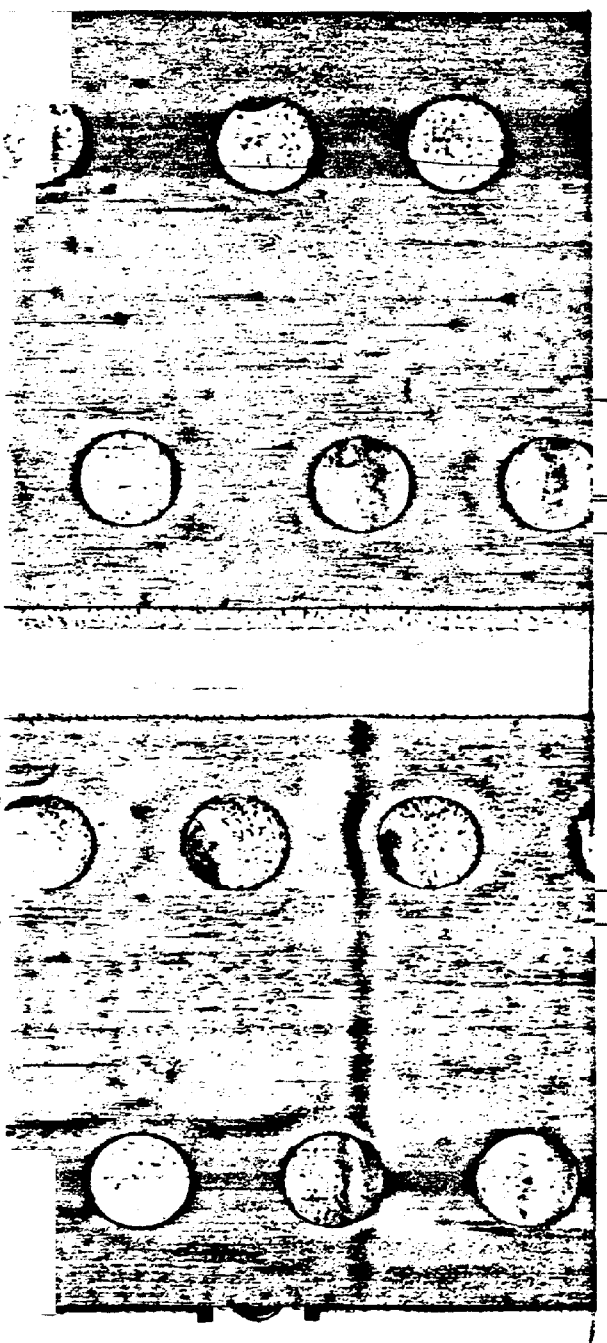
0278371

IDENTIF. & REFERENCE

97 MAR -4 AM 8:36

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TN.

2137 03/04 0101 03CHECK 86.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10366 PG 716

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	19750.00
CON TX	73.08
PRFEE	1.00
WDEED	12.00
TOTAL	86.08
CHECK	86.08

03/04/97 01 08:40 0001 2137

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0278371
IDENTIF. ↑ REFERENCE

97 MAR -4 AM 8:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1122531