BOOK 10406 PG 980 Box 58 A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,000.00

J. Richard Chambers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF April 19 97

Notary Public

MY COMMISSION EXPIRES: November 23, 2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Richard Chambers (NAME)	J. Richard Chambers (NAME)	MAP 119-8
420 East Thompson Lane (ADDRESS)	P.O. Box 159059 (ADDRESS)	PARCEL
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Nashville TN. 37215 (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, Estate of Cora Brackett Mears

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. Richard Chambers

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 Lot No. 21 on the Plan of Glencliff Estates, Section 2, as of record in Book 1130, pages 77 and 78, Register's Office for said County.

Said Lot No. 21 fronts 100 feet on the easterly side of Thompson Lane and runs back 324 feet on the northerly line and 305 feet on the southerly line, to a dead line, measuring 104.2 feet thereon.

Being the same property conveyed to James D. Mears and wife, Cora B. Mears by deed from Frank M. Cathey and wife, Frances D. Cathey of record in Book 3279, page 33, Register's Office for Davidson County, Tennessee. James D. Mears having since died devesting property in Cora B. Mears as surviving spouse. Cora B. Mears having since died, property is being conveyed by Robert N. Bryson, Executor, Robert N. Bryson, individually, Opal Mears Smith, Mettie Mears Todd, Meda Mears Todd, Alice Brackett Trisdall, Florence Brackett Irwin, Alta Jean Irwin and Mary Ann Bryson Waddell, as heirs to her estate by Will of record Docket No. 97P513, Probate Court for Davidson County, Tennessee.

The above legal description the same as used on the prior Deed.

This conveyance is subject to 1997 taxes, prorated and assumed by the Grantees the day of closing; all matters as set out on the plan of record in Book 1130, pages 77 and 78; and sanitary sewer easement of record in Book 4159, page 206, said Register's Office.

unimproved ( )
This is improved (X) property, known as 420 East Thompson Lane, Nashville, TN 37221
(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 3rd day of April, 19 97

Estate of Cora Brackett Mears
By: Robert N. Bryson Executor
Robert N. Bryson, Executor

Robert N. Bryson
Robert N. Bryson, Individually

Opal Mears Smith
Opal Mears Smith

Mettie Mears Todd
Mettie Mears Todd

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert N. Bryson, Opal Mears Smith, Mettie Mears Todd, Meda Mears Todd, Florence Brackett Irwin, Alta Jean Irwin and Mary Ann Bryson Waddell

the bargainor S_____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 3rd day of April 19 97.

Commission expires November 25, 2000

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Robert N. Bryson and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Executor and _____ respectively of the Estate of Cora Brackett Mears the within named bargainor, and corporation, and that he as such Executor 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 Robert N. Bryson as such Executor, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 3rd day of April 19 97.

My commission expires November 25, 2000

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersgiend, a Notary Public within and for said County and State aforesaid, personally appeared Alta Jean Irwin, whith whom I am personally acquainted and upon her oath acknowledged herself to be the Attorney-in-fact of Alice Brackett Trisdall the within named bargainor, and that she as such Attorney-in-fact is authorized to execute the foregoing instrument for the purposes therein conatined.

Witness my hand and official seal at office at Nashville, TN on the 3rd day of April, 1997.

My Commission expires: November 25, 2000

Notary Public

continuation of signatures..

Meda Mears Todd
Meda Mears Todd

Alice Brackett Trisdall by Alta Jean Irwin
Alice Brackett Trisdall by Alta Jean Irwin, Attorney-in-fact

Florence Brackett Irwin
Florence Brackett Irwin

Alta Jean Irwin
Alta Jean Irwin

Mary Ann Bryson Waddell
Mary Ann Bryson Waddell

6100 04/04 0101 03CHECK

6100 04/04 0101 03CHECK 338.30

029139

IDENTIFICATION

97 APR -4 PM 2:28

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10406 PG 982

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 89000.00
CON TX 329.30
PRFEE 1.00
WDEED 8.00
TOTAL 338.30
CHECK 338.30

04/04/97 01 14:35 0001 6100

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0291381

IDENTIFICATION REFERENCE

97 APR -4 PM 2:29

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1136342