12452

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Beverly A. Nevils
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF April 19 97

Notary Public

MY COMMISSION EXPIRES: 5-16-99
(AFFIX SEAL)

PRIOR 4423 PG 563

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beverly A. Nevils (NAME)	SunTrust Bank, Nashville, N.A. (NAME)	
1722 23rd Avenue North (ADDRESS)	P.O. Box 305110/7th Floor (ADDRESS)	81-10-277
Nashville, Tennessee 37208 (CITY) (STATE) (ZIP)	Nashville, TN 37230-5110 (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, Luther Harrell, Jr. and Kathleen Harrell, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Beverly A. Nevils

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:

Being Lot No. 346 in Harding's Plan as of record in Book 21, Page 80, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Luther Harrell, Jr. and Kathleen Harrell, as tenants in common by deed from Katherine K. Harrell, of record in Book 4973, page 284, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Katherine K. Harrell executes this Warranty Deed on behalf of Luther Harrell, Jr. and wife, Roslyn Harrell and Kathleen Harrell pursuant to a Power of Attorney recorded simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 1722 23rd Avenue North, Nashville, Tennessee 37208
(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 21st day of April 19 97

Luther Harrell, Jr. by his atty in fact Katherine Harrell
Luther Harrell, Jr.

Kathleen Harrell by her atty in fact Katherine Harrell
Kathleen Harrell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Katherine K. Harrell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Luther Harrell, Jr. and wife, Roslyn Harrell, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Luther Harrell, Jr. and wife, Roslyn Harrell. WITNESS my hand and official seal at Brentwood, Tennessee, April 21, 1997.

Notary Public

My Commission Expires: 5-16-99

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Katherine K. Harrell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Kathleen Harrell, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Kathleen Harrell. WITNESS my hand and official seal at Brentwood, Tennessee, April 21, 1997.

Notary Public

My Commission Expires: 5-16-99

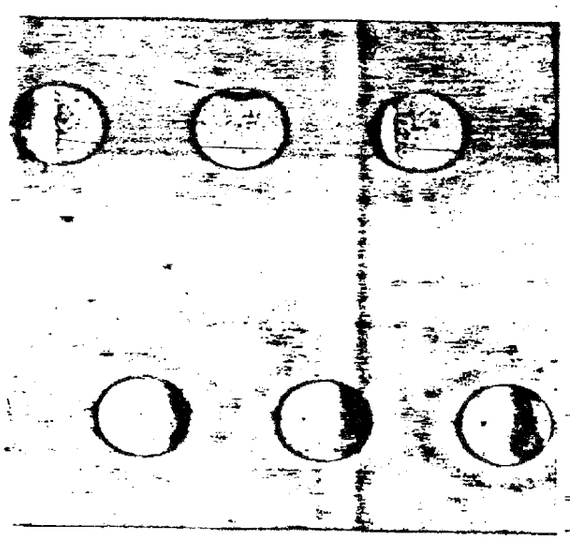
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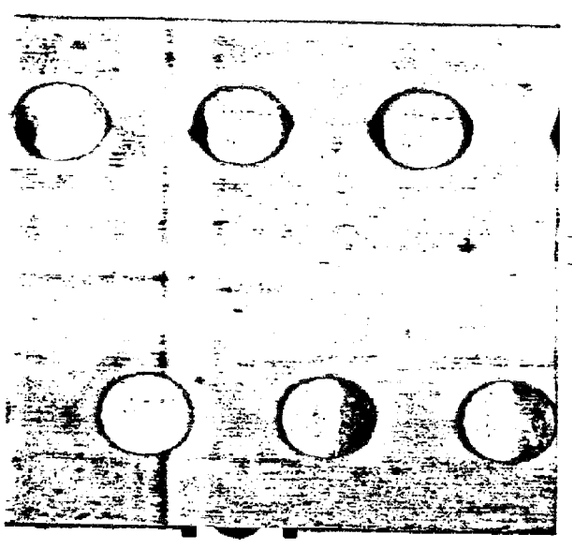
0297840

IDENTIFICATION

97 APR 25 AM 9:15

WILLIAMSON COUNTY TN





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

RECEIVED OF _____

FOR _____

BOOK 10423 PG 565

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	55000.00
			CON TX	203.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	212.50
			CHECK	212.50
04/25/97		01	09:17 0001	3299

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0297840
IDENTIFICATION REFERENCE

97 APR 25 AM 9:15
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

No.1143415