BOK 28

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 10451 PG 327

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Louise Holmes Smith
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th DAY OF May, 1997

Jo Cate Smith
NOTARY PUBLIC

My Commission expires: 11/28/98

THIS INSTRUMENT PREPARED BY

DEVEREAUX D. CANNON, JR., ATTORNEY, 344 FOURTH AVENUE, NORTH, NASHVILLE, TN 37219

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
LOUISE HOLMES SMITH	Same	92-8-34
(NAME)	(NAME)	92-8-49
303 McMillin St.		92-8-50
(ADDRESS)	(ADDRESS)	92-8-51
Nashville, Tn 37203		92-8-52
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	92-8-53
		92-8-54

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

GEORGE H. CATE, JR., ADMINISTRATOR CTA/DBN

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

LOUISE HOLMES SMITH

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

(SEE ATTACHED EXHIBIT "A")

97 MAY 12 PM 1:47

FELIX A. ELLINGTON, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0303965

0001 05/12 0101 CCHECK 367.00

This is improved (X) property, known as 1402,1404,1406, ____,1410,1412 & 1504 Jo Johnston Avenue, Nashville, TN 37203 (House Number) (Street) (City) (State) (Zip)
unimproved ( )

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 12th day of May, 19 97.

George H. Cate, Jr.
GEORGE H. CATE, JR.,
ADMINISTRATOR CTA/DBN

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

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 10451 PG 328

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named GEORGE H. CATE, JR., ADMINISTRATOR CTA/DBN, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 12th day of May, 1997.

My Commission expires:
11/23/98

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

RECORDER'S MEMO
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EXHIBIT "A"

BOOK 10451 PG 329

Tract 1

Land in Davidson County, Tennessee, being part of Lot No. 134 on the Plan of Judge John McNairy's Mansion House Tract, as of record on the front fly leaf of Book No. 9, Register's Office for said County, described as follows:

Beginning on the northerly margin of Jo Johnson Avenue, formerly Line Street, 120 feet east of the easterly margin of 16th. Avenue North, formerly Park Street; thence with the northerly margin of Jo Johnson Avenue, eastwardly 60 feet to the westerly margin of an alley; thence with said alley northwardly 177 feet to the southerly margin of another alley; thence with the last mentioned alley, westwardly 60 feet; thence southwardly 177 feet to the beginning.

Being the same property conveyed to Andrew Holmes, unmarried by deed from Louis Komisar and Max Komisar, Co-Trustees, of record in Book 4268, page 946, Register's Office for Davidson County, Tennessee.

Tract 2:

Land in Davidson County, Tennessee, being the lot marked "Gibson" and three lots marked Parrish lying between Lots Nos. 131 and 132 and on the Plan of the unsold lots in West Nashville, of Samuel Watkins, deceased, as of record in Book 57, page 13, Register's Office for said County, described as follows:

Beginning at a point in the north margin of Jo Johnston Avenue, formerly Line Street 100 feet west of the west margin of 14th Avenue North; thence northerly parallel to the west margin of 14th Avenue North, 177 feet to the south margin of an alley; thence with the margin of said alley, westerly 200 feet to a point; thence southerly 177 feet to the north margin of Jo Johnston Avenue; thence with the margin of the same, easterly 200 feet to the point of beginning.

Being the same property conveyed to Andrew Holmes by deed from First American National Bank, as Trustee , with full power under the Will of Mrs. Gertrude Parrish Kemper, of record in Book 4136, page 754, said Register's Office.

Included, in but excluded from the above described property, is a parcel of land conveyed by Gertrude P. Kemper to Walter M. Parrish by deed of record in Book 1977, page 477, Register's Office for Davidson County, Tennessee, and described as follows:

Being part of the middle of three lots designated D.M. Parrish on the Map of Samuel Watkins Estate Property, of record in Book 57, page 13, Register's Office for Davidson County, Tennessee, and laying on the northerly side of Jo Johnston Avenue between 14th Avenue North, and 15th Avenue North and further known as part of Lot No. 14 of the Samuel Watkins Property, described in a survey made by B.F. Woodard, County

RECORDERS MEMO
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Surveyor, June 28, 1867, not of record, as follows:

Beginning at a stake on the southerly margin of an alley at a point north 65 deg. east 20.8 feet from the northeast corner of the westerly lot of said three lots aforesaid, also the northwest corner of the said middle lot of said three lots; thence with the southerly margin of said alley, North 65 deg. east 16.2 feet; thence south 25 deg. East 27.4 feet to an iron pin; thence South 65 deg. West 16.2 feet to an iron pin; thence North 25 deg. West 27.4 feet to the beginning.

Tract 3:

Land in Davidson County, Tennesee, being Lot No. 132 on the Plan of the Real Estate of Samuel Watkins deceased, as of record in Book 57, page 13, Register's Office for said County.

Said Lot No. 132 fronts 50 feet on the northerly side of Jo Johnston, formerly Line Street, and runs back between parallel lines, 177 feet to an alley.

Being the same property conveyed to Andrew Holmes by quitclaim deed from Ada Landrum, of record in Book 8006, page 766, Register's Office for Davidson County, Tennessee.

Tract 4:

Land in Davidson County, Tennessee, described as follows:

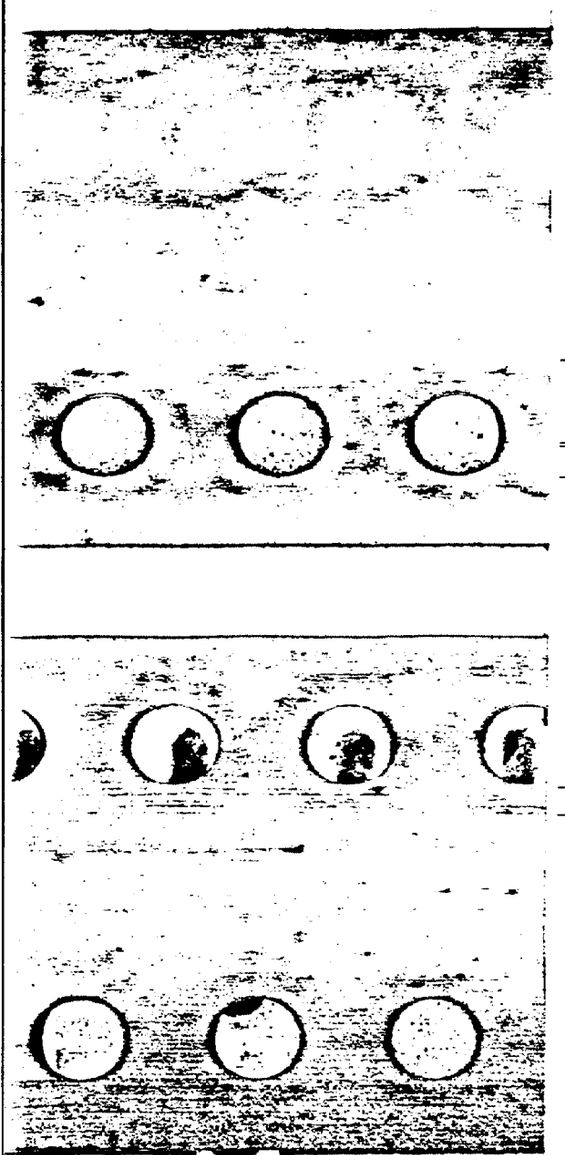
There are three lots fronting 50 feet each on Jo Johnston Avenue formerly Line Street, same fronting on the north side thereof and between 14th Avenue North and 15th Avenue North, and each of said lots being designated by the name "D.M. Parrish on the map of the Samuel Watkins Estate Property of record in Book 57, page 13, of the Register's Office for said County; said three lots adjoining each other and the easterly lot lying along the westerly line of lot number 132 in said subdivision; the property herein conveyed being part of the middle one of said three lots designated "D.M. Parrish", as aforesaid, and particularly described as follows:

Beginning at a stake on the south margin of an alley, said beginning point is north 65 degrees east 20.8 feet from the north east corner of the westerly lot of said three lots, aforesaid, also the north west corner of the said middle of said three lots; thence with the south margin of said alley north 65 degrees east 16.2 feet; thence south 25 degrees east 27.4 feet to an iron pin; thence south 65 degrees west 16.2 feet to an iron pin; thence north 25 degrees west 27.4 feet to the beginning

Being the same property conveyed to Andrew Holmes by deed from Walter M. Parrish, of record in Book 4804, page 891, Register's Office for Davidson County,Tennessee.

The said Andrew Holmes died on February 3, 1991. The Will of Andrew Holmes, of record in Will Book 174, page 527, Davidson County Probate Clerk's Office devised the subject properties to Joseph Holmes, Louise H. Smith and Ruth H. Bryant.

By order of the Probate Court for Davidson County, Tennessee, No. 97113, filed April 22, 1997, George H. Cate, Jr., Administrator CTA/DBN, was authorized to convey the property to the herein named Grantee.



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

RECEIVED OF _____

FOR _____ BOOK 10451 PG 331

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
100000.00
CON TX 370.00
PRFEE 1.00
WDEED 16.00
TOTAL 387.00
CHECK 387.00

05/12/97 01 13:46 0001 0001

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0303965
IDENTIF. ↑ REFERENCE

97 MAY 12 PM 1:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1150044