0313419

IDENTIF. ↑ REFERENCE

PICK-UP

BOOK 10484 PG 747

97 JUN -6 PM 3:50

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT PREPARED BY:
Eva M. Lemeh
Lemeh & Associates
4300 Kings Lane
Nashville, TN 37218

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	MAP & PARCEL No.
Janice M. Sebastian **2620 Scovel Street** **Nashville, TN 37208**	**SAME**	**92-2-45**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

0305 06/06 0101 03CHECK 243.95

The actual consideration or value whichever is greater, for this transfer is $63,500.00.

Janice M. Sebastian
Affiant

Subscribed to and sworn before me this 6th day of June, 1997.

Notary Public

My Commission Expires: March 25, 2000

FOR AND IN CONSIDERATION of the sum of Sixty Three Thousand Five Hundred Dollars ($63,500.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, WAYNE OSBORNE, EXECUTOR OF THE ESTATE OF ELLA D. HICKS, the Grantor herein, has this day bargained and sold, and does hereby transfer and convey unto JANICE M. SEBASTIAN, an unmarried person, the Grantee herein, her heirs, legal representatives, successors and assigns, certain real estate located in Nashville, Davidson County, Tennessee, which is more fully described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Fisk Exclusive Subdivision of part of the Morrison Home Place, as of record Book 547, page 157, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 50 feet on the northerly side of Scovel Street and runs back between parallel lines 143 feet to an alley.

Being the same property conveyed to Ida L. Hayes by deed from Home Owners Loan Corporation of record in Book 1084, page 70, Register's Office for said County. The said Ida L. Hayes having since died. The Will of Ida L. Hayes Gaines of record in Will Book 150, page 457, Davidson County Probate Court Clerk's Office devised the subject property to Ella D. Hicks who has since died. The Will of Ella D. Hicks of record in Will Book 193, page 360, Davidson County Probate Court Clerk's Office appoints Wayne Osborne as executor with Power of Sale.

This is improved real property known as 2620 Scovel Street, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belongs, to the Grantee, her heirs, legal representatives, successors and assigns forever. The Grantor herein covenants with the said Grantee that it is lawfully seized and possessed of said real estate in fee simple, has good right to convey it, and that the same is unencumbered.

The said Grantor further covenants and binds itself, its representatives, successors and assigns

to warrant and forever defend the title to said real estate to said Grantee, her heirs, legal representatives, successors and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all gender.

Witness my hand this 6th day of June, 1997.

Wayne Osborne, Executor of the
Estate of Ella D. Hicks

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

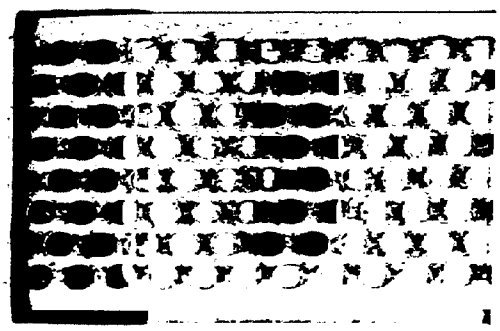
Before me, Eva M. Lemeh, a Notary Public in and for said County and State, personally appeared Wayne Osborne, Executor of the Estate of Ella D. Hicks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged himself to be the within named bargainor, and that he as the Executor of the Estate of Ella D. Hicks, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as the Executor of the Estate of Ella D. Hicks.

Witness my hand and official seal at office in Nashville, Davidson County, Tennessee, this 6th day of June, 1997.

Notary Public

EVA M. LEMEH NOTARY PUBLIC AT LARGE

My Commission Expires: March 25, 2000



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

RECEIVED OF _____

FOR _____

BOOK 10484 PG 749

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

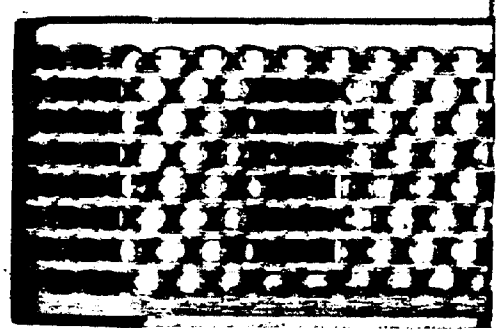
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 63500.00
CON TX 234.95
PRFEE 1.00
WDEED 8.00

TOTAL 243.95
CHECK 243.95

06/06/97 01 15:53 0001 0305

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03134 19
IDENTIF. ← REFERENCE

97 JUN -6 PM 3:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1160221