BOX 44

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $150,000.00. **Affiant** Subscribed and sworn to before me, this 1st day of July, 1997. Notary Public My Commission Expires: 4/27/99

Address New Owner As Follows:
Sandarage A. Fernando
3214 Charlotte Avenue
Nashville, TN 37209

Send Tax Bills To:
SAME

Map-Parcel Number:
092-09-0-378.00
11W 67210

0354 07/02 0101 03CHECK 564.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SUE ELLEN WRIGHT HALE,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **SANDARAGE A. FERNANDO,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 17 in the Subdivision of part of the Wilcox 25 acre tract, as of record in Book 161, page 159, Register's Office for Davidson County, Tennessee.

Said Lot No. 17 fronts 51-1/3 feet on the north side of Charlotte Turnpike, now Charlotte Avenue, and extends back between lines, along the east margin of an alley, 189 feet to another alley in the rear, on which it measures 50 feet.

INCLUDED in the above description, but expressly **EXCLUDED** from this conveyance, is that portion of the premises conveyed to the State of Tennessee, for the use and benefit of the Dpartment of Transportation, by deed from Nancy S. Cotton and Gladys C. Bond, of record in Book 4723, page 486, Register's Office for Davidson County, Tennessee, to which instrument reference is here made for a complete description.

Being the same property conveyed to Marvin H. Wright and wife, Gloria M. Wright by deed from Gladys C. Bond, of record in Book 4859, page 253, Register's Office for Davidson County, Tennessee. The said Margin H. Wright having died intestate on September 28, 1991,

leaving his wife and daughter, Sue Ellen Wright, as his only heirs at law; the said Gloria Tetreault Wright having died on May 10, 1996, letters of Administration being issued to Sue Ellen Wright Hale, by the Probate Court of Davidson County, Tennessee on June 11, 1996, No. 96P-883. By quitclaim deed of record in Book 10309, page 941, Register's Office for Davidson County, Tennessee, Sue Ellen Wright Hale, Administratrix of the Estate of Gloria Marie Tetreault Wright conveyed subject property to Sue Ellen Wright Hale.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Subject property is not the usual place of residence of the Grantor or her spouse.

This conveyance is made subject to 1997 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

This is improved property known as 3214 Charlotte Avenue, Nashville, TN 37209

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 1st day of July, 1997.

Sue Ellen Wright Hale
Sue Ellen Wright Hale

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SUE ELLEN WRIGHT HALE,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of July, 1997.

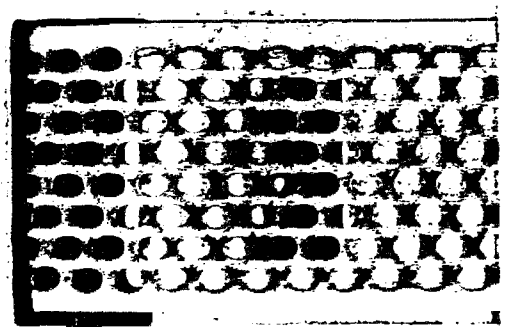
Notary Public

My Commission Expires: 10/27/99

032257
IDENTIF. & REFERENCE

97 JUL -2 PM 3:59
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

0074233



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

BOOK 10515 PG 894

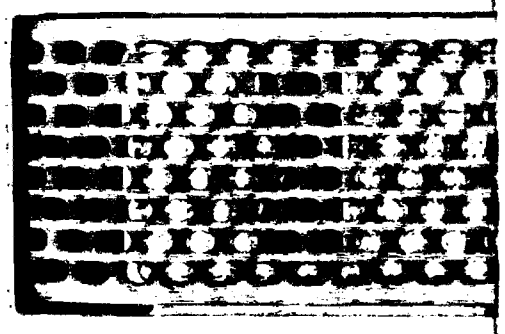
RECEIVED OF _____

FOR _____

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 150000.00 CON TX 555.00 PRFEE 1.00 WDEED 8.00 TOTAL 564.00 CHECK 564.00	
			07/02/97 01 15:59 0001 0354	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0322523
IDENTIF. ↑ REFERENCE

97 JUL -2 PM 3:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1170133