THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 10524 PG 213

The actual consideration or value, whichever is greater, for this transfer is $ 50,000.00

Affiant

Subscribed and sworn to before me, this 30th day of June 1997

Notary Public

My Commission Expires: 11-22-97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
ARLIN L. McRAE 506 Russell Street Nashville, Tennessee 37206	Arlin L. McRae 125 Blue Ridge Trace Hendersonville, TN 37075	MAP 82-15 PARCEL 199

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY THOUSAND AND NO/100---------- ($ 50,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , MEIGIE MABRY hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto ARLIN L. McRAE, married hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the westerly 38.0 feet of Lot No. 17 on the Plan of Zollicoffer's Addition of Edgefield, now East Nashville, of record in Book 19, page 162, Register's Office for Davidson County, Tennessee.

SAID westerly part of said Lot No. 17 fronts 38.0 feet on the southerly side of Russell Street and runs back between parallel lines 174.0 feet to an alley.

BEING the same property conveyed to Jerelyn Kennedy Eagan (being one and the person as Jerelyn Rosamond Kennedy) by deed from Anne J. Eng and husband Stephen R. Eng, of record in Book 5336, page 57, Register's Office for Davidson County, Tennessee. The said Jerelyn Rosamond Kennedy having since died and her Last Will and Testament of record in Will Book 214, page 72, Probate Court Clerk's Office for Davidson County, Tennessee, having devised subject property to Meigie Mabry.

This is improved property known as 506 Russell Street, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE___, his heirs and assigns, forever.

GRANTOR___ COVENANT_s_ with the said GRANTEE___ that she is lawfully seized and possessed of said land in fee simple, ha_s_ good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Zollicoffer's Addition of Edgefield of record in Book 19, page 162, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind s herself ___, her___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand___on this the 30th day of June, 19 97.

Meigie Mabry

MEIGIE MABRY

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MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal this 30th day of June, 1997.

Mitchell A Watts

My Commission Expires: November 22, 1997 — Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____, 19 ____.

My Commission Expires: _____ — Notary Public

0324749
IDENTIF. ▲ REFERENCE
97 JUL 10 AM 9:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
2734 07/10 0101 03CHECK 194.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10524 PG 215

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 50000.00
CON TX 185.00
PRFEE 1.00
WDEED 8.00
TOTAL 194.00
CHECK 194.00

07/10/97 01 09:44 0001 2734

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03247149

IDENTIF. ↑ REFERENCE

97 JUL 10 AM 9:45

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1172485