Box 11

BOOK 10525 PG 716

OLD REPUBLIC

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

State of Tennessee)
County of Davidson)
The actual consideration or value, whichever is greater, for this transfer is $ 70,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of June, 1997.

Notary Public

My commission expires: 7/2-1999

This instrument prepared by:
Bicentennial Title & Escrow, Inc.
1314 5th Avenue North, Suite 300
Nashville, TN 37208

Name & Address of Property Owner	Send Tax Bills to:	Map and Parcel No:
Anthony L. Locklayer 5613 Highland Way Nashville, TN 37211	New Owner	105-13-422

WARRANTY DEED

For and in consideration of the sum of $70,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we

Estate of Emma Mae Allen, James Thomas Washington, Personal Representative; Victoria Washington, a minor, James Washington, Guardian; Laura Tate; Alvin D. Washington; Cheryl D. Washington; and James Washington

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

Anthony L. Locklayer and wife, Sylvia D. Locklayer

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

Land in Davidson County, Tennessee, being part of Lots 1, 2, 3, and 4 on the Plan of Duckworth's Addition as of record in Book 57, page 83, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron pin in the south margin of Lawrence Avenue 56.10 feet east of the former east margin of 12th Avenue, South; thence with Lawrence Avenue, South 82.00 deg. East 72.60 feet to an iron pin; thence leaving said Avenue, South 4.00 deg. 33.00 min. West 80.00 feet to a point; thence North 82.00 deg. 49.00 min. West 99.00 feet to an iron pin in the easterly margin of 12th Avenue, South; thence with the margin of the same, North 4.00 deg. 74.00 min. East 54.00 feet to an iron pin at the beginning of a curve; thence northeasterly around said curve, 40.40 feet to the point and place of beginning.

Being the same property conveyed to Emma Mae Allen and Alberta Washington by deed from Ronald S. Zeitlin and wife Evelyn Elaine Zeitlin, of record in Book 4510, page 958, Register's Office for Davidson County, Tennessee; the said Alberta Washington having died intestate, her interest in the said property descended to her heirs at law, Emma Mae Allen, Laura Tate, Alvin Washington, and James Washington; the said Emma Mae Allen having since

died, her interest in the said property was devised to William B. Martin, a life estate, with the remainder to Victoria Washington, by Will of record in Will Book 205, page 123, Probate Court Clerk's Office for Davidson County Tennessee, the said William B. Martin being now deceased, and the Probate Court for Davidson County, Tennessee having ordered that the interest in the said property devised by Emma Mae Allen be sold by James Thomas Washington, the Personal Representative of her Estate, as set forth in the Order of that Court in James Thomas Washington, et al., Petitioners v. Victoria Washington, et al., Defendants, No. 96P-550, dated May ____, 1997 and entered in Minute Book _____, page _____, said Clerk's Office; and James Washington having been appointed Guardian for Victoria Washington, a minor, by order of the said Court dated April 25, 1997 and entered in Minute Book _____, Page _____, said Clerk's Office; and the said Alvin Washington having since died intestate, his interest in the said property descended to his heirs at law, Alvin D. Washington and Cheryl D. Washington.

This property is subject to 1997 taxes, and an easement for sewer line of record in Book 939, page 247, Register's Office for Davidson County, Tennessee.

This property is not the usual place of residence of any of the Grantors.

unimproved ( )
This is improved (X) property, known as 2202 12th Avenue South, Nashville, TN 37204.

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

Witness our hands this 25th day of June, 19 97.

Estate of Emma Mae Allen

By: James T. Washington
James Thomas Washington,
Personal Representative

James T. Washington
James Washington

Alvin D. Washington
Alvin D. Washington

Victoria Washington, a minor

By: James T. Washington
James Washington, Guardian

Laura Lee Tate
Laura Tate

Cheryl D. Washington
Cheryl D Washington

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Richard Manson, Notary Public, James Thomas Washington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Personal Representative of the Estate of Emma Mae Allen and is authorized by the Estate to execute this instrument on behalf of the Estate.

Witness my hand, at office, this 25th day of June, 1997.

Notary Public

My commission expires: 7/24/99

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Richard Manson, Notary Public, James Washington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Guardian of Victoria Washington, a minor, and is authorized to execute this instrument on behalf of the said minor.

Witness my hand, at office, this 25th day of June, 1997.

Notary Public

My commission expires: 7/24/99

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Richard Manson, Notary Public, James Washington, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of June, 1997.

Notary Public

My commission expires: 7/24/99

97 JUL 11 AM 11:15

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

03251174

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Richard Manson, Notary Public, Laura Tate, the within named 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, at office, this 25th day of June, 1997.

Notary Public

My commission expires: 7/24/99

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Richard Manson, Notary Public, Alvin D. Washington, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of June, 1997.

Notary Public

My commission expires: 7/24/99

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, RichardManson Notary Public, Cheryl D. Washington, the within named 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, at office, this 25th day of June, 1997.

Notary Public

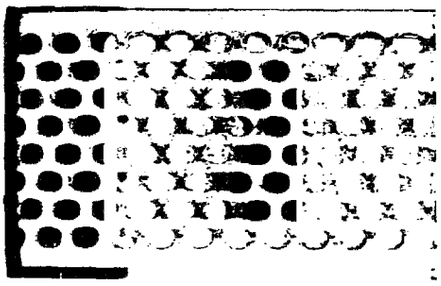
My commission expires: 7/24/99

97060011.WD1

97 JUL 11 0101 CHECK 203.00

225178

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



RECEIVED OF _____

FOR _____

BOOK 10525 PG 720

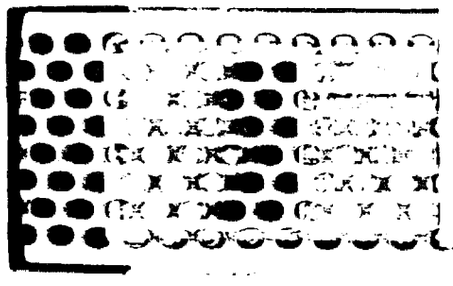
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 70000.00
CON TX 259.00
PRFEE 1.00
TDEED 20.00
ERR CO
TDEED 20.00-
WDEED 20.00
TOTAL 280.00
CHEK 280.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/11/97 01 11:16 0001 3205



0325174
IDENTIF. # REFERENCE

97 JUL 11 AM 11:15

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No.1172952