BOOK 10649 PG 231

THIS INSTRUMENT PREPARED BY:

Mark

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 79,000.00

Affiant

Subscribed and sworn to before me, this 15th day of October 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.
J. DAVID VANN 2019 Benjamin Avenue Nashville, Tennessee 37206	SAME	MAP 83-6 PARCEL 162

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY NINE THOUSAND AND NO/100---------- ---------- ($ 79,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, we , MARCIA L. YORK, JOCELYN ELIZABETH YORK NINA B. YORK, KIMBERLY YORK PATTEN, TAMARA L. HOPKINS and JENNIFER N. MURPHY McCRARY, hereinafter called the Grantor s , have bargained and sold, and by these presents do transfer and convey unto J. DAVID VANN, UNMARRIED 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 part of Lot No. 12 on the Original Plan of Brownsville as of record in Book 21, page 9, Register's Office for Davidson County, Tennessee.

BEGINNING at a point on the northerly margin of Benjamin, formerly Locke Street, 500.0 feet easterly from the easterly margin of Scott Avenue, being the southeast corner of a lot conveyed by W.B. Sneed and wife, to Thos. L. Boswell, by deed of record in Book 466, page 436, said Register's Office; thence with the northerly margin of said Benjamin Street, eastwardly 50.0 feet; thence at right angles, northwardly 210.0 feet to the southerly margin of a proposed alley; thence westwardly with same, 50.0 feet to the northeast corner of Boswell Property; thence southwardly with the easterly line of said property, 210.0 feet to the beginning.

BEING the same property conveyed to Willie N. York and wife, Nina B. York, by deed from Graham C. Hatcher and wife, Mary H. Hatcher, of record in Book 4234, page 904, Register's Office for Davidson County, Tennessee; the said Willie N. York and Nina B. York both having since died intestate, with Willie N. York predeceasing Nina B. York and she leaving as her sole heirs at law her daughters, Marcia L. York, Jocelyn Elizabeth *, Nina B. York, Kimberly York Patten, Tamara L. Hopkins and Jennifer N. Murphy. *York McCrary

This is improved property known as 2019 Benjamin Avenue, 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 s COVENANT___ with the said GRANTEE___ that they are lawfully seized and possessed of said land in fee simple, have 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 Brownsville of record in Book 21 , page 9 , Register's Office for Davidson County, Tennessee.

GRANTOR S FURTHER COVENANT ___ and bind themselves, their 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 we have hereunto set our hands on this the 15th day of October, 19 97.

Marcia L. York
MARCIA L. YORK

Nina B. York
NINA B. YORK

Tamara L. Hopkins
TAMARA L. HOPKINS

Jocelyn Elizabeth York McCrary
JOCELYN ELIZABETH YORK McCRARY
by Kimberly York Patten attn in fact
Kimberly York Patten
KIMBERLY YORK PATTEN

Jennifer N. Murphy
JENNIFER N. MURPHY

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 Marcia L. York, Nina B. York, Tamara L. Hopkins, Kimberly York Patten and Jennifer N. * the bargainor S, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.
*Murphy

Witness my hand and official seal this 15th day of October, 19 97.

My Commission Expires: November 22, 1997

Notary Public

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

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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

FELIX Z. [illegible] REGISTER DAVIDSON COUNTY, TN.
97 OCT 17 AM 9:52
IDENTIF. & REFERENCE
0360048

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Kimberly Anne York Patten to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jocelyn Elizabeth York McCrary and acknowledged that she executed the same as the free act and deed of the said Jocelyn Elizabeth York McCrary.

Witness my hand and seal this 15th day of October, 1997.

My commission expires: 11-22-97

Notary Public

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

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 79000.00
CON TX 292.30
PRFEE 1.00
MDEED 8.00
TOTAL 301.30
CHECK 301.30

10/17/97 01 09:56 0001 0991

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03600048
IDENTIF. # REFERENCE

97 OCT 17 AM 9:52
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1210283