BOOK 10712 PG 111

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Garry N. Bissinger and Dinah R. Bissinger
5950 Greenbrier Road
Franklin, TN 37064

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 105-3
PARCEL 251
15W-02580

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Franklin Wilson, the only living heir of Gladys Wilson and Administrator of the Estate of Gladys Wilson, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Garry N. Bissinger and wife, Dinah R. Bissinger, as tenants by the entirety, hereinafter called the Grantees, their 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. 22 in John Nelson's addition to Nashville, of record in Book 2, Page 182, Register's Office for Davidson County, Tennessee.

BEGINNING on the westerly margin of Second Avenue, South, formerly Market Street, about 142 feet south margin of Chestnut Street; thence southerly with the westerly margin of Second Avenue South, 50 feet to the east corner of James W. Ford's part of said Lot; thence westerly with Ford's north line 130 feet, more or less, to the easterly margin of an alley; thence northerly with the easterly margin of an alley; thence northerly with the easterly margin of said alley, 50 feet; thence easterly and parallel with Ford's north line 130 feet, more or less, to the beginning.

Being the same property conveyed to Max Fuller and wife, Beatrice Taylor Fuller by deed of record in Book 1368, Page 346, said Register's Office. The said Beatrice Taylor Fuller having predeceased Max Fuller, who has since died leaving the same property to Gladys Wilson by Will of Max Fuller of record in Will Book 145, Page 55, Probate Court for Davidson County, Tennessee. The said Gladys Wilson having died intestate, vesting the property in Franklin Wilson, as her only living heir.

This is the same description as in previous deed of record.

THIS conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office.

Taxes for 1997 have been pro-rated and paid.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

This is improved property known as 1209 2nd Avenue South, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Garry N. Bissinger and wife, Dinah R. Bissinger, their heirs and assigns, forever; and we, Franklin Wilson and wife, Patricia Wilson, do 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 we do further covenant and bind ourselves, our heirs and representatives, 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 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 my hand this the 5th day of December, 1997.

BOOK 10712 PG 112

Gladys Wilson Estate

Franklin Wilson
Franklin Wilson, heir of Gladys Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Franklin Wilson 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 Executor of the Estate of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 5th day of December, 1997.

Notary Public

My Commission expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

8432 12/08 0101 03CHECK 04:50

The actual value or consideration, whichever is greater, for this transfer is $ 15,000.00.

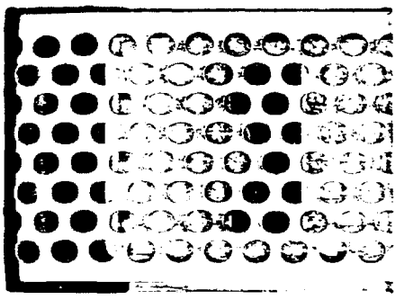
Franklin Wilson
AFFIANT

Subscribed and sworn to before me this 5th day of December, 1997.

NOTARY PUBLIC
My Commission Expires: 1/27/2001

97 DEC -8 AM 11:00

013777658



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10712 PG 113

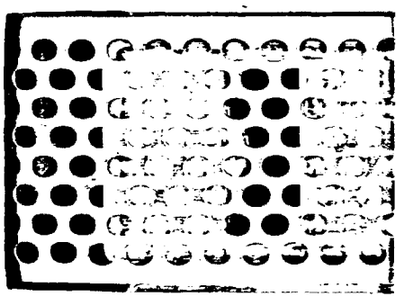
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CART	150.00
CON TX	55.50
PRFEE	1.00
WDEED	8.00
TOTAL	64.50
CHECK	64.50

12/08/97 01 11:04 0001 B432

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0377658
IDENTIFICATION REFERENCE
97 DEC -8 AM 11:04
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 1229232