Book 10742 Page 912

BOX 25-B

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, TN 37238-1545

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration of value, whichever is greater, for this transfer is $66,900.00.

Affiant

Sworn to and subscribed before me this 31 day of Dec, 1997.

NOTARY PUBLIC

My Commission Expires: _____

98 JAN -2 AM 8:14
FELIX Z. ROBINSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE
0385892

ADDRESS - NEW OWNER
Kevin L. Ezzell
5030 Suter Dr.
Nashville TN 37211

SEND TAX BILLS TO:
Same

MAP/PARCEL NUMBER:
Map 105-3
Parcel 252

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Timothy P. Luther and Barbara J. Luther**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Kevin L. Ezzell, married**, hereinafter called "Grantee", his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being part of Lot No. 22 on the Plan of John Nelson's Addition, as of record in Book 2, page 182, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of Second Avenue, South, formerly Market Street, at the southeast corner of the property conveyed to Bransford Realty Company by deed from Jerry P. Mahoney, of record in Book 1081, page 351, said Register's Office; thence southerly 40 feet to the southeast corner of the property conveyed to Burk T. Moore by deed from G. W. Comer, as of record in Book 1169, page 194, said Register's Office; thence with Moore's north line, westerly 130 feet more or less to the easterly margin of an alley; thence with said alley, northerly 40 feet to the southwest corner of the Bransford Realty Company property; thence along the southerly line, easterly 130 feet, more or less, to the beginning.

Being the same property conveyed to Timothy P. Luther and/or Barbara J. Luther by deed from Mary Clare Sharble and husband, Lewis C. Sharble, of record in Book 10216, page 327, said Register's Office.

This is improved property known as 1211 Second Avenue, South, Nashville, TN 37210.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and Grantor does covenant with the said Grantee that we 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 Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 31 day of December, 1997.

Timothy P. Luther **Barbara J. Luther**

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, **Timothy P. Luther and Barbara J. Luther**, the Bargainor, 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.

WITNESS my hand and official seal this 31 day of December, 1997.

NOTARY PUBLIC

My Commission Expires: 9-26-98

7496 01/02 0101 03CHECK 256.53

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

RECEIVED OF _____

FOR _____

BOOK 10742 PG 914

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	66900.00
CON TX	247.53
PRFEE	1.00
COPIES	80.00
ERR CO	
COPIES	80.00-
WDEED	8.00
TOTAL	256.53
CHECK	256.53

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/02/98 01 08:16 0001 7496

0385892
IDENTIF. ↑ REFERENCE

98 JAN -2 AM 8:14
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1238179