BOOK 10746 PG 875

WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(36251)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,500.00

X Joel G. Holt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December

Notary Public

MY COMMISSION EXPIRES: 11/28/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joel G. Holt (NAME)	SouthTrust Mortgage Corporation (NAME)	133-2-309
164 McCall Street (ADDRESS)	100 Office Park Drive (ADDRESS)	6DA-55911
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Birmingham, Alabama 35223 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Doris Neal Smith, Executrix

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joel G. Holt and wife, Nancy J. Holt

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:

Land in the 6th, formerly the 9th Civil District of Davidson County, Tennessee, being part of Lot No. 30 on the Plan of Hinchey Petway's Property, as of record in Minute Book "I", Page 442, Chancery Court at Nashville, described according to a survey made by Geo. W. Watkins, Surveyor, July 9, 1954, as follows:

Beginning on the northerly margin of McCall Street, formerly the New Antioch Pike at an iron pin on the westerly line of the property conveyed to Roy O. Nicholson and wife, by deed from Mrs. Rochie B. Buell, of record in Book 533, Page 10, Register's Office for said County; thence with the northerly margin of said Street, north 85 deg. 45' west 106.5 feet, more or less, to the easterly line of the property conveyed to T.G. Smith and wife, by deed from Nellie E. Newman, of record in Book 1880, Page 212, said Register's Office; thence with said line, northwardly 200 feet; thence south 85 deg. 45' east 106.5 feet to the westerly line of said Nicholson property; thence with said line south 3 deg. west 200 feet to the beginning.

BEING the same property conveyed to Charlie Turner Neal, Sr. and wife, Nannie Robertson Neal by deed from Paul C. Pulley and wife, Ollie C. Pulley of record in Book 3923, Page 904, Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property known as 164 McCall Street, Nashville, TN 37211
(House Number) (Street) (P.O. Address)

08BQ01/05-0101 03CHECK 388.25

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, and we 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 the same is unincumbered, unless otherwise herein set out, 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 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 30th day of December 19 97

Doris Neal Smith, Exec.
Doris Neal Smith

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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 Doris Neal Smith, Executrix

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 at Nashville, Tennessee, this 30th day of December, 19 97.

Commission expires 11/23/98

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____, 19_____.

My commission expires: _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

The foregoing is the same legal description as appears in the previous deed of record.

Charlie Turner Neal, Sr. has since died; Nannie Robertson Neal died later. Nannie Robertson Neal, in her will probated in case no. 96P-1285, Probate Court of Davidson County, Tennessee, authorized co-executors to sell subject property. In a later codicil, Ms. Neal eliminated one executor, leaving Doris Neal Smith as sole executrix, with authority to sell.

0387033

IDENTIFICATION

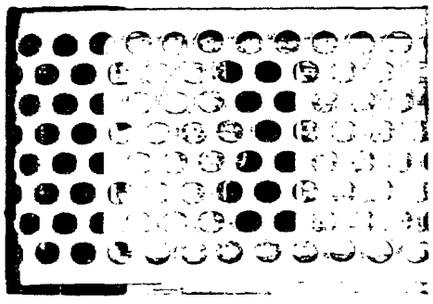
98 JAN -5 PM 3:55

FILED FOR RECORD REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

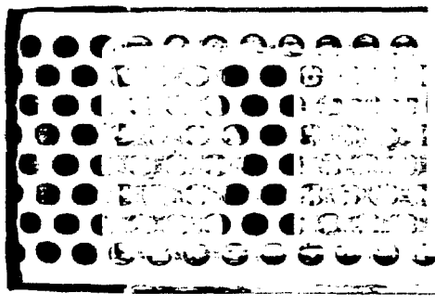
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
102500.00
CON TX 379.25
PRFEE 1.00
WDEED 8.00
TOTAL 388.25
CHECK 388.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 8480



0387033
IDENTIFICATION REFERENCE

98 JAN -5 PM 3:55

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1239359