BOOK 10851 PG 95

[ADDRESS NEW OWNER:]	SEND TAX BILL TO:]	MAP-PARCEL NOS.]
[Jean F. Thomas]	New South Federal Savings Bank]	MAP and PARCEL]
[Anthony Thomas]	Attn: Tax Dept.]	]
[4502 Elkins Avenue]	1900 Crestwood Boulevard]	91-16 62]
[Nashville, TN 37209]	Birmingham, AL 35283-0180]	]

[This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law]
[P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Clara Fussell, a widow** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Jean F. Thomas and Anthony Thomas, wife and husband** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the east 10 feet of Lot No. 405 and west 40 feet of Lot No. 403 of Block 18, on the map of Charlotte Park Companies First Addition to West Nashville of record in Book 57, Pages 102 and 103, Register's Office for Davidson County, Tennessee.

Said Parts of said lots adjoin and front together 50 feet on the north side of Elkins Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to H.G. Fussell and wife, Clara Fussell, by deed from Kevin M. White and wife, Linda M. White, of record in Book 5118, Page 67, Register's Office for Davidson County, Tennessee.

This is property with a common address of 4502 Elkins Avenue, Nashville, TN 37209.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantee; 2) The plan of record in Book 57, Page 102 and 103, said Register's Office, and all matters therein.

Property is being conveyed "AS IS".

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater for this]
[transfer is $129,000.00]
[ ]
[ ]
[Subscribed and sworn before me this 20th day of March, 1998.]
[ ]
[My Commission Expires: 5/23/98]

Jean F. Thomas
Affiant

Cindy S. Smith
Notary Public

CINDY S. SMITH NOTARY PUBLIC STATE OF TENNESSEE LARGE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 19th day of **March, 1998.**

Clara Fussell

Clara Fussell

STATE OF TEXAS
COUNTY OF TAYLOR

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Clara Fussell, a widow**, with whom I am personally acquainted, or who 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 at office this 19 day of **March, 1998.**

RILLA A. JORDAN
Notary Public State of Texas
My Commission Expires
4-5-99

Rilla A. Jordan

Notary Public
My Commission Expires: 04-05-99

File No. 9803-049.wd

04115992
IDENTIFICATION REFERENCE

98 MAR 24 PM 1:30

9904 03/24 0101 03CHECK 486-30

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	
				129000.00
			CON TX	477.30
			PRFEE	1.00
			[illegible] BANK	8.00
			TOTAL	486.30
			CHECK	486.30
03/24/98	01		13:29 0001	9904

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0415992 IDENTIFICATION REFERENCE

98 MAR 24 PM 1:

No. 1270228