BOOK 10864 PG 38

THIS INSTRUMENT PREPARED BY:

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 $ 208,000.00

Affiant

Subscribed and sworn to before me, this 30th day of March 1998

Notary Public

My Commission Expires: 9-29-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
W. AUSTIN MUSSELMAN, JR. 2011 18th Avenue, South Nashville, Tennessee 37212	SAME	MAP 104-12 PARCEL 216

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED EIGHT THOUSAND AND NO/100------ ($ 208,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , VALLA BROWN, UNMARRIED hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto W. AUSTIN MUSSELMAN, JR. 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 Lot No. 6 on the Plan of Lennox Place as of record in Plan Book 161, page 171, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Valla Brown by deed from Ronald E. Beller and wife, Judith C. Beller, of record in Book 8995, page 594, Register's Office for Davidson County, Tennessee.

04 19480
IDENTIF. ^ REFERENCE

98 APR -1 AM 9:57

FELIX ... REGISTER
DAVIDSON COUNTY, TN.

3601 04/01 0101 03CHECK 778.60

This is improved property known as 2011 18th Avenue, South, Nashville, Tennessee 37212

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___ COVENANT s with the said GRANTEE___ that she is lawfully seized and possessed of said land in fee simple, ha s 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 Lennox Place of record in Book 161, page 171, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s herself___, her___ 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 I have hereunto set my hand___on this the 30th day of March, 19 98.

Valla Brown

VALLA BROWN

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 VALLA BROWN, UNMARRIED, 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 this 30th day of March, 19 98.

My Commission Expires: September 29, 2001

Notary Public

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

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

RECEIVED OF _____

FOR _____

BOOK 10864 PG 40

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
TO - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
208000.00

CON TX	769.60
PRFEE	1.00
WDEED	8.00
TOTAL	778.60
CHECK	778.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0419480
IDENTIF. # REFERENCE

98 APR -1 AM 9:57
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1273866