FILE BOX 45

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]
The actual consideration or value,
which ever is greater, for this transfer,
is $62,500.00

This Instrument prepared by:
Steven B. McCloud, Esq.
United Artists Tower
50 Music Square West, Ste. 700C
Nashville, Tennessee 37203

John Daniel Singer Executor
Affiant

Subscribed and sworn to before me
on this 15th day of July, 1998.

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Steven McCloud
Notary Public

My commission expires: 5-30-99

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers
Mitchel L. Delk and wife, Jeanetta S. Delk 4927 Buena Vista Pike Nashville, Tennessee 37218	Same	059 037

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other ~~good~~ and valuable consideration, the receipt and sufficiency of which s hereby acknowledged, John Daniel Singer, Executor of the Estate of Charles H. Singer, Jr., hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Mitchel L. Delk and wife, Jeanetta S. Delk, hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Geo. W. Watkins, Surveyor, December 9, 1960, as follows:

Beginning on the westerly margin of Buena Vista Pike at an iron pin, the southeast corner of the property conveyed to Albert M. Storey and wife, by deed from Mary Brainard Boyd, Executrix, of record in Book 3161, page 47, Register's Office for said County; thence with the westerly margin of said Pike South 18 deg. E. 100 feet to an iron pin; thence south 71 deg. 15' west 250 feet to an iron pin; thence N. 18 deg. west 100 feet to an iron pin at the southwest corner of said Storey property; thence with the southerly line of said Storey property north 71 deg. 15' E. 250 feet to the beginning.

Being the same property conveyed to Charles H. Singer and wife, Annie Louise Singer, by deed from Patrick R. Singer and wife, Rita Geist Singer, of record in Book 3674, page 263, Register's Office of Davidson County, Tennessee. The said Charles H. Singer and wife, Annie Louise Singer, are deceased with Annie Louise Singer predeceasing Charles H. Singer on January 1, 1993. The Last Will and Testament of the said Charles H. Singer, Jr. appointed John Daniel Singer as Executor (with power to sell) and is of record in Will Book 216, page 326, Probate Court Clerk's Office for Davidson County, Tennessee. The said Charles H. Singer referred to herein is one and the same person as Charles H. Singer, Jr.

This description was taken from the prior deed of record in Book 3674, page 273 and furnished by the Grantee.
"THERE HAS BEEN NO INDEPENDENT EXAMINATION OF PUBLIC RECORD".
This conveyance is made subject to:
1. 1998 taxes, which have been prorated and assumed by Grantees.
2. Any and all limitations, restrictions, easements and encumbrances as may effect the premises.
This is improved property, commonly known as 4927 Buena Vista Pike, Nashville, Tennessee.

FILE BOX 45

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest belonging to said Grantee, his heirs, successors and assigns, forever; and Grantor does covenant with said Grantee that the Estate of Charles H. Singer, Jr. is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind the Estate of Charles H. Singer, Jr., to warrant and forever defend the title to said land to said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

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WITNESS my hand this 15th day of July, 1998.

John Daniel Singer, Executor
John Daniel Singer,
Executor of the Estate of Charles H. Singer, Jr.

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, Steven B. McCloud, a Notary Public in and for said County and State, the within named John Daniel Singer, Executor for the Estate of Charles H. Singer, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th, day of July, 1998.

Steve McCloud
Notary Public

My Commission Expires: 5-30-99.

0464903
IDENTIF. & REFERENCE

98 JUL 21 PM 12:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

6183 07/21 01:01 03CHECK 242.25

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

RECEIVED OF _____

FOR _____

BOOK 11028 PAGE 565

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 62500.00
				CON TX 231.25
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 242.25
				CHECK 242.25

07/21/98 01 12:22 0001 6183

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0464903
IDENTIF. & REFERENCE

98 JUL 21 PM 12:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1321851