THIS INSTRUMENT PREPARED BY: BOOK 11039 PAGE 718
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

BOX #14A
G#12223-2

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Royce Lee Stinson 1813 Electric Avenue Nashville, TN 37206	New South Federal Savings Bank 1900 Crestwood Boulevard Birmingham, AL 35283-0180	MAP 094-02-0 PARCEL 135.00 FB #23W-01095

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $36,000.00.

Affiant

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this 28th day of July, 1998.

Notary Public

My Commission Expires: May 27, 2001

0468018
IDENTIF. & REFERENCE

98 JUL 29 AM 10:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **JAMES L. YORK, a married man, as Devisee under the Last Will and Testament of Kenneth A. York, deceased, and as Executor of the Last Will and Testament of Kenneth A. York, deceased**, hereinafter collectively called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ROYCE LEE STINSON, a married man,** hereinafter called the Grantee, his heirs and assigns, all that certain tract(s) or parcel(s) of land in Davidson County, State of Tennessee, described as follows: to-wit:

LAND in Davidson County, Tennessee, being Lot No. 46 on the Plan of the Subdivision of the Electric Car Company's Forty Acres of Land, as of record in Book 161, Page 8, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Kenneth A. York, unmarried, by Installment Deed from Ruth P. Hooper Newberry, an unmarried person, of record in Book 5051, Page 744, Register's Office for Davidson County, Tennessee. The said Kenneth A. York died September 4, 1997, leaving a Last Will and Testament dated August 29, 1997, which was admitted to Probate in the Probate Court of Davidson County, Tennessee, under Case No. 97P-1504 (the "Will"). Pursuant to the provisions of the said Will, the property is vested to James L. York.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

THIS property has not served as a residence for the above named Grantor or his spouse.

THIS is improved property, known as 1813 Electric Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and the undersigned Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered; and the Grantor does further covenant and bind himself, his heirs, successors and assigns, 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.

Notwithstanding the above, James L. York, in his capacity as Executor of the Last Will and Testament of Kenneth A. York, deceased, shall have no liability or responsibility for the above recited warranty of title, the said James L. York in his capacity as Executor of the Last Will and Testament of Kenneth A. York, deceased, has joined in the execution of this Deed to express his consent to the sale of the above described property and to convey any interest in the property which might be vested in him as Executor or otherwise held by the Estate of Kenneth A. York.

IN WITNESS WHEREOF, this instrument has been executed this 28th day of July, 1998.

James L. York
JAMES L. YORK, DEVISEE

James L. York
JAMES L. YORK, EXECUTOR UNDER THE LAST WILL AND TESTAMENT OF KENNETH A. YORK, DECEASED

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 JAMES L. YORK, as Devisee and as Executor under the Last Will and Testament of Kenneth A. York, deceased, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of July, 1998.

My Commission Expires: May 27, 2001

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

C:\KG\STINSON.WD

01 01 02CHECK 144.2

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

RECEIVED OF _____

FOR _____

BOOK 11039 PAGE 720

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 36000.00
CON TX 133.20
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 144.20
CHECK 144.20

07/29/98 01 10:58 0001 9518

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0468018
IDENTIF. ◆ REFERENCE
98 JUL 29 AM 10:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1325145