THIS INSTRUMENT PREPARED BY:
WILLIAM TIMOTHY HILL
315 DEADERICK STREET, SUITE 1230
FIRST AMERICAN CENTER
NASHVILLE, TN 37238-1230
TEL: 615/256-1577

mail

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| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL #: |
|---|---|---|
| Asher A. Turney<br>1720 24th Avenue North<br>Nashville, TN | Asher A. Turney<br>10674 Talltriana Hwy<br>Toney Al 35773 | 81-10-225 |

98 AUG -7 AM 10:37
REGISTER
DAVIDSON COUNTY, TN.

0472287
IDENTIF. # REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $28,500.00.

Asher Turney
AFFIANT

SWORN to and subscribed before me this 23rd day of July, 1998.

Charlotte E. Herring
NOTARY PUBLIC

MY COMMISSION EXPIRES:
My Commission Expires MAY 26 2002

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## SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, grantor, **JOYCE E. TONEY, EXECUTRIX OF THE ESTATE OF DORA MAE BRYANT,** hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **ASHER A. TURNEY,** hereinafter called the Grantee, their heirs (successors) and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

See attached Exhibit A

This is improved property known as 1720-24th Avenue North, Nashville, Tennessee.

This Property is subject to:

1. Metropolitan Davidson County Property Tax for 1998, a lien but not yet due and payable.
2. Any easements of record.
3. Any public utility easements.

TO HAVE AND TO HOLD the said tract (parcel) of land with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs (successors) and assigns forever.

Grantor does hereby covenant with Grantee that Grantor, as Trustee, has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind herself, her heirs (successors) and representatives, to warrant and forever defend the title to said land to said Grantee, his their (successors) and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Grantor, as Executrix, does not warrant or defend title as to any actions, instruments or things whatsoever the beneficiary of said Executrix may have taken, which might be charged or encumbered in any manner against said property.

Witness my hand this 8 th day of July, 1998.

By: Joyce E. Toney, Executrix of
Estate of Dora Mai Bryant

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Before me, Charlotte E Herring, a Notary Public in and for the State and County aforesaid, personally appeared the within named **Joyce E. Toney, as executrix of the estate of Dora Mai Bryant**, the bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of July, 1998.

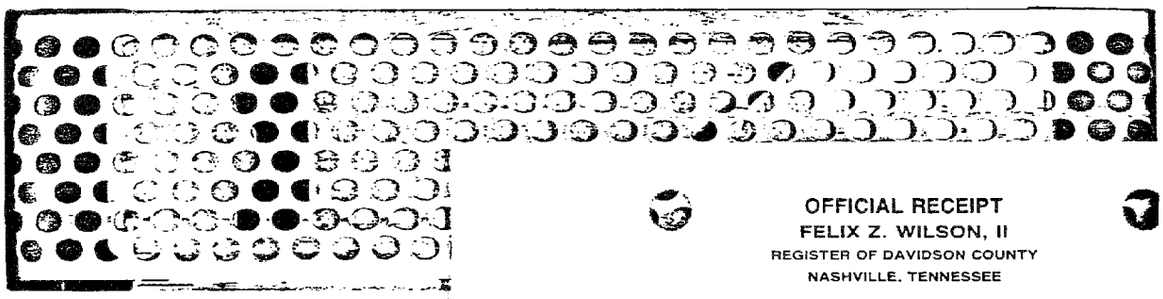
Charlotte E Herring
Notary Public

My Commission Expires:
My Commission Expires MAY 26, 2002

RE\SPDeedWa.bry
7-8-98

Land in Davidson County, Tennessee, being Lots Nos. 149 and 150 of the Map of Cobb's Subdivision of Lot No. 6 in the Subdivision of Harding's Bosley Tract, as of record in Book 161, page 155, Register's Office for said County. Said Lots Nos. 149 and 150 front 50 feet on the easterly side of 24th Avenue North and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Dozzie Horton by deed from Homemakers Inc. of record in Book 4013, page 323, Register's Office for said County, the said Dozzie Horton having since died. Her Will of record in Book 7795, page 525, Register's Office for said County and in Docket No. 98P 958, Davidson County Probate Court, devised the Subject property to Dora Horton. Dora Horton now known as Dora Mai Bryant has since died. Her Will of record in Will Book 218, page 475, Davidson County Probate Court directs the Executor to sell the subject property.



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

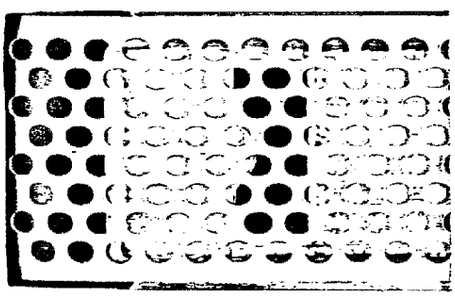
RECEIVED OF _____

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 |
|---|---|---|---|---|



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

| | |
|---|---|
| DEED | 28500.00 |
| CON TX | 105.45 |
| PRFEE | 1.00 |
| WDEED | 12.00 |
| CFEE | 2.00 |
| TOTAL | 120.45 |
| CHECK | 120.45 |

08/07/98 01 10:49 0001 4078

98 AUG -7 AM 10:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
04712287
04712287

**No.** 132965C