THIS INSTRUMENT PREPARED BY:
HAYNES & FREEMAN, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers
Julian Nash, et ux 1209 Norvel Avenue Nashville, TN 37216	Same	Map 61 15 Parcel 336

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DIANE MOORE and BETTY MATTZELA, CO-EXECUTRIXES OF THE ESTATE OF MARY PORCH FOWLKES**, have this day bargained and sold, and do hereby transfer and convey unto the said **JULIAN NASH and wife, TENNIE NASH**, the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Tract 1:
Being a part of lot No. 286 on the plan of Inglewood Place, as of record in Book 332 page 101, Register's Office of said County.

Said part of said lot beginning at a point in the easterly line 188.5 feet from the southeast corner of said lot, thence northerly with said line 10 feet to a point being the southeast corner of part of said lot heretofore conveyed to Mary M. Porch by Ella H. Porch, thence in a westerly direction with the southern line of that part of said lot heretofore conveyed to Mary M. Porch by deed from Mrs. Ella H. Porch and parallel with the southernly line of said lot 100 feet to a point in the westerly line being the southwest corner of the said lot heretofore conveyed to Mary M. Porch by Ella H. Porch, thence southernly with the said westerly line 15 feet to a point therein, thence in an easterly direction to the point of the beginning.

BEING the same property conveyed to Mary M. Porch from Ella H. Porch and husband, Robert H. Porch, by warranty deed of record in Deed Book 2877, Page 221, Register's Office of Davidson County, Tennessee.

Tract 2:
Being the northern portion of lot #286 on the Plan of Inglewood Place as of record in Book 332, Page 101, Register's Office for said county.

Said tract of land being more particularly described as beginning at the northeast corner of said lot 286 and running with Newman Ave. in a westerly direction 105.6 ft. to the northwest corner of said lot 286; thence in a southerly direction with the west property line of said lot 286, 117 ft. to a point; thence in an easterly direction parallel with the south line of said lot 286, 100 ft. to a point; thence in a northerly direction with Katherine Street 83 ft. to the point of beginning.

BEING the same property conveyed to Mary M. Porch from Ella M. Porch and husband, Robert M. Porch, by warranty deed of record in Deed Book 2394, Page 19, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $78,000.00.
Subscribed and sworn to before me this 2nd of ~~November~~ December, 1998.
My Commission Expires: 5/28/2000

Affiant

Notary Public

This is improved property located at 1120 Newman Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness my hand this 2 day of ~~November~~ December, 1998.

DIANE MOORE, Co-Executrix of the ESTATE OF MARY PORCH FOWLKES

BETTY MATTZELA, Co-Executrix of the ESTATE OF MARY PORCH FOWLKES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Judy Callis, a Notary Public in and for said County and State, **DIANE MOORE, Co-Executrix of the Estate of Mary Porch Fowlkes**, the within named 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 at Goodlettsville, Tennessee, this the 2 day of ~~November~~ December, 1998.

NOTARY PUBLIC

My Commission Expires: 5/28/2000

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STATE OF Colorado
COUNTY OF Elbert

Personally appeared before me, Betty Mattzela, a Notary Public in and for said County and State, **BETTY MATTZELA, Co-Executrix of the Estate of Mary Porch Fowlkes**, the within named 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 at ~~Goodlettsville~~, Elizabeth, ~~Tennessee~~, this the 20th day of November, 1998.

~~Tennessee~~ Colorado

Janice S. Hammitt
NOTARY PUBLIC

My Commission Expires: ~~My Commission Expires~~ 06/14/1999

JANICE S. HAMMITT NOTARY PUBLIC STATE OF COLORADO

8586 12/10 0101 03CHECK 303.60

05234434
IDENTIF. + REFERENCE

98 DEC 10 AM 11:13
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11246 PAGE 432

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 78000-00
CON TX 288-60
PRFEE 1-00
WDEED 12-00
CFEE 2-00
TOTAL 303-60
CHECK 303-60
12/10/98 01 11:14 0001 8586

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05234 34
IDENTIF. ↑ REFERENCE

98 DEC 10 AM 11:13

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1383565