ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Michael A. Drescher Brittany Kelly 3020 23rd Avenue South Nashville, TN 37215		Map 117-2 Parcel 167

This instrument prepared by: Joseph V. Ferrelli, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Mamie Helen Marlin, a single person, (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Michael A. Drescher, a single person and Brittany Kelley, a single person, as joint tenants with right of survivorship (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being the southerly 40 feet of Lot 10 ~~or~~ and the northerly 30 feet of Lot 9 of Block 3 on the Map of W. V. Davidson's Hillsboro Highlands as of record in Book 843, page 23, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 70 feet on the easterly side of 23rd Avenue South and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Mamie Helen Marlin and Nellie Louise Marlin by Installment Deed from John V. Wilson and wife, Louise Wilson of record in Book 1335, page 149, Register's Office for Davidson County, Tennessee.

Nellie Louise Marlin died on November 12, 1988 and her Will was probated by order of the Probate Court of Davidson County dated January 8, 1999 and filed in Will Book _____, page _____, in which Nellie Louise Marlin left her interest in the property to Mamie Helen Marlin. Milton P. Rice as Administrator of the Estate of Nellie Louise Marlin joins in this conveyance to convey the interest, if any, that the Estate of Nelie Louise Marlin may have in this property.

This description is the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1999 and subsequent years, easements and restrictive covenants.

This is improved property commonly known as 3020 23rd Avenue South, Nashville, Tennessee 37215.

PICK-UP

99 JAN 14 PM 12:15
ELL CAMPBELL REGISTER
DAVIDSON COUNTY, TN.
IDENTIFICATION REFERENCE
05369931

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON

[The actual consideration or value, whichever is greater for [this transfer is $182,500.00.

Fred Hummel
Affiant

[Subscribed and sworn to before me this [13th day of January, 1999.

Joseph V. Farrell
Notary Public

[My Commission Expires: 9/23/2000

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever. And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 13th day of January, 1999.

Mamie Helen Marlin
by Milton P. Rice, Atty-in-fact
Mamie Helen Marlin
by:Milton P. Rice, Attorney in Fact

Milton P. Rice
Milton P. Rice, Administrator

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 **Milton P. Rice, Administrator**, 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 13th day of January, 1999.

Joseph V. Farrell
NOTARY PUBLIC

My Commission Expires: 9/23/2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of January, 1999, before me personally appeared Milton P. Rice, to me known to be the person who executed the foregoing instrument on behalf of Mamie Helen Marlin and who acknowledged that he executed the same as the free act and deed of the said Mamie Helen Marlin.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of January, 1999.

Notary Public

My Commission Expires: 9/23/2000.

2926 01/14 0101 03CHECK $90.25

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11297 PAGE 857

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0536931

IDENTIF. REFERENCE

99 JAN 14 PM 12:15

RECORDED
DAVIDSON COUNTY, TN.

CAMT	182500.00
CON TX	675.25
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	690.25
CHECK	690.25

01/14/99 01 12:14 0001 2926

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1412367