ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shirley Randall	Avco Mortgage Co.	Map 81-7
(NAME:)	(NAME:)	
Stahlman Building	Suite 1717 - 225 Peachtree	Par 260
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37201	Atlanta 30303 Ga.	2W-27020
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars, cash in hand paid by Shirley Randall

hereinafter called the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, ~~we~~ I, Clara E. Parker

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Land in Davidson County, Tennessee, being the north 16 2/3 feet of Lot No. 16 and the south 16 2/3 feet of Lot No. 18 on the Map of Menee's Subdivision of Lot No. 8 of the Thomas Woodard Property, as of record in Book 161, page 44, Register's Office for said County.

Said parts of Lots Nos. 16 and 18 front together 33 1/3 feet on the west margin of 15th Avenue North, formerly Hutcherson Avenue and runs back between parallel lines 115 feet, more or less, to the east margin of a 10 foot alley.

Being the same property conveyed to Charlie R. Parker and wife, Clara E. Parker by deed from J. Paul Fey and wife, Bessie T. Fey, of record in Book 3922, page 432, Register's Office for Davidson County, Tennessee.

Charlie R. Parker and wife, Clara E. Parker having since been divorced by decree of the Fourth Circuit Court for Davidson County, Tennessee, Rule No. 52302, Minute Book 59A, page 715, wherein Clara Elizabeth Parker was awarded full title and interest in said property.

Buyers assume and agree to pay the balance due on a first mortgage note secured by a Deed of Trust in Book_____, page _____, Register's Office for Davidson County, Tennessee. Sellers convey to buyers all monies held in escrow by the mortgagee in connection with the first mortgage loan on this property.

This is unimproved ( ) improved (X) property, known as 1817 (House Number) 15th Avenue North (Street) Nashville, Tenn. (P. O. Address: City or Town) (Postal Zone)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 our hands this the 1st day of July, 1971.

Clara E. Parker

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clara E. Parker, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of July, 1971.

Commission expires May 2, 1972

Edith H. Dempsey
Notary Public

WARRANTY DEED

FROM
Clara E. Parker

TO
Shirley Randall

Attorneys TITLE COMPANY, INC.
NASHVILLE, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 6,500.00.

M. L. Randall
Affiant

Subscribed and sworn to before me, this the 1st day of July, 1971.

Edith H. Dempsey
NOTARY PUBLIC

My Commission Expires: May 2, 1972

This instrument prepared by
James A. Carney, Atty.
731 Stahlman Building
Nashville, Tenn. 37201

BOOK 4546 PAGE 455

B 3 4 9 0 6

IDENTIF. REFERENCE

OCT 20 2 28 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OCT20F	CONV	*6,500.00			
OCT20F	S'TAX		A*	16.90	
OCT20F	PR'FEE		A*	.50	
OCT20F	W'DEED		A*	4.00	* 21.40