This instrument prepared by:
Jack F. King, Jr., attorney
26th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

BOOK 5086 PAGE 815

WARRANTY DEED

Address New Owner As Follows:	Send Tax Bills To:	Map Parcel Nos.
Elwin C. Lanz 115 Harris Street Nashville, Tennessee	Same	42-16, Parcel 215 43-13, Parcel 254

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, Cyrus E. Kendall and wife Esther C. Kendall have bargained and sold, and do hereby transfer and convey unto the said Elwin C. Lanz, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

A tract or parcel of land in Davidson County, Tennessee, being Lot No. 78 and Lot No. 79 on the Plan of the Madison Realty Company's Subdivision of record in Book 547, page 164, Register's Office for Davidson County. Said lots together are more particularly described as follows:

Beginning at a point in the northerly margin of Harris Street, said point being 255 feet more or less from the intersection of Harris Street and Gallatin Road and also being the southwest corner of Lot 79 and the southeast corner of Lot 80 as shown on the Plan of the Madison Realty Company's Subdivision. Thence, leaving the northerly margin of Harris Street, North 04° 59' 49" East 134.04 feet to an iron pin, being the northwest corner of Lot 79 and the northeast corner of Lot 80 on said Plan; thence, South 84° 10' 28" East 150.00 feet to an iron pin, being the northeast corner of Lot 78 and the northwest corner of Lot 77 on said Plan; thence, South 05° 01' 34" West 126.98 feet to an iron pin in the northerly margin of Harris Street, being the southeast corner of Lot 78 and the southwest corner of Lot 77 on said Plan; thence, along the northerly margin of said street North 86° 52' 21" West 150.00 feet to the point of beginning.

Being the same property conveyed to Cyrus E. Kendall and wife Esther C. Kendall by installment deed from H. E. McClanahan and Katherine T. McClanahan of record in Book 4005, page 108, Register's Office for Davidson County, Tennessee (Lot 79)and by deed from Hoyt Logan and Carmine K. Logan, of record in Book 4061, page 687, said Register's Office (Lot 78).

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $ 109,300.00 .

Elwin C. Lanz
AFFIANT

Subscribed and sworn to before me, this 11th day of November, 1976.

Janice E. McClanahan
NOTARY PUBLIC

My Commission Expires: Aug. 16, 1980

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is improved property known as 109 and 115 Harris Street, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Elwin C. Lanz, his 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 of said real estate to the said Elwin C. Lanz, his successors, heirs and assigns, against the lawful claims of all person.

Witness our hands this 11th day of November, 1976.

D 76568

IDENTIF. REFERENCE T

Nov 11 12 11 PM '76

FEE REGISTER DAVIDSON COUNTY, TENN.

Dr. Cyrus E. Kendall
CYRUS E. KENDALL

Mrs. Esther C. Kendall
ESTHER C. KENDALL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Janice E. McClanahan, a Notary Public in and for the County and State aforesaid, personally appeared Cyrus E. Kendall and Esther C. Kendall, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 11th day of November, 1976.

Janice E. McClanahan
NOTARY PUBLIC

My Commission Expires: Aug. 26, 1980

JANICE E. McCLANAHAN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOV 11 76	CONV	90,000.00		
NOV 11 76	CONV	19,300.00		
NOV 11 76	S'TAX		B* 294.18	
NOV 11 76	PR'FEE		B* .50	
NOV 11 76	W'DEED		B* 4.00	* 288.68