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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

34,500.00

Robert E. Lanning
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JANUARY, 19 79

Notary Public

MY COMMISSION EXPIRES: 6-24-80

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
TITLE ESCROW, INC., 311 PLUS PARK BLVD., SUITE 218, NASHVILLE, TN. 37217

NAME	ADDRESS	
ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert E. Lanning (NAME)	Molton, Allen & Williams, Inc. (NAME)	3DZ-12495
215 Ridgeway Drive (STREET ADDRESS OR ROUTE NUMBER)	524 North 21st Street (STREET ADDRESS)	95-4
Nashville, TN. 37214 (CITY) (STATE) (P. O. ZIP)	Birmingham, AL 35203 (CITY) (STATE) (ZIP)	116

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Bennie Sharpe Graves Jenkins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert E. Lanning

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 84 on the Plan of Eva-Mor Heights, of record in Plat Book 1424, page 149, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Clifford D. Graves and wife, Bennie S. Graves by deed from Frank R. Foster and wife, Gladys C. Foster, of record in Book 2245, page 121, said Register's Office. The said parties having since been divorced and property is vested in Bennie Sharpe Graves by Divorce Decree of record in Book 4082, page 453, Register's Office, Davidson County, Tennessee. Bennie S. Graves and Bennie Sharpe Graves and Bennie Sharpe Graves Jenkins is one and the same person.

THIS conveyance is subject to a public utilities easement and building lines of record in Plat Book 1424, page 149, said Register's Office.

THIS conveyance is subject to a Sanitary Sewer and/or Storm Drainage Easement, of record in Book 4843, page 834, said Register's Office.

THIS conveyance is subject to any and all existing easements of record.

J. W. Jenkins joins in to convey any rights he may have, especially his marital rights.

This is unimproved ( ) improved (XX) property, known as 215 Ridgeway Drive (House Number) (Street) Nashville, TN. 37214 (P O Address) (City or Town) (Postal Zip)

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 my hand this 18TH day of JANUARY, 19 79

Bennie Sharpe Graves Jenkins — Bennie Sharpe Graves Jenkins

J. W. Jenkins — J. W. Jenkins

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rennie Sharpe Graves Jenkins and husband J. W. Jenkins

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18TH day of JANUARY, 19 79.

Commission expires 6-24-80

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

F. I. 0. 5 1. 2.

WARRANTY DEED

FROM Bennie Sharpe Graves

TO Robert E. Lanning

IDENTIF. REFERENCE

JAN 19 3 04 PM '79

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

File Copy #24

JAN 19 79	CONV	34,500.00			
JAN 19 79	S'TAX		B*	89.70	
JAN 19 79	PR'FEE		B*	.50	
JAN 19 79	W'DEED		B*	4.00	* 94.20