BOOK 5428 PAGE 817

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 21,017.35

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF April, 19 79

_____
Notary Public

MY COMMISSION EXPIRES: 10/17/1982

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attys. 20th Floor, First American Center, Nashville, Tennessee 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
REBECCA W. LANHAM (NAME)	THE CHAMBERLAIN COMPANY (NAME)	MAP 72-13
1140 Bellshire Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 8254 (STREET ADDRESS)	PARCEL 349
Nashville, Tennessee 37207 (CITY) (STATE) (P. O. ZIP)	CHATTANOOGA, TENNESSEE 37411 (CITY) (STATE) (ZIP)	

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, LARRY E. TEAL, et ux DEBORAH E. TEAL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO REBECCA W. LANHAM

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 all of Lot No. 20 and the southerly 5 feet of Lot No. 21 on the Plan of Nashville Trust Company's Subdivision of the Tim H. Moore property, as of record in Book 843, page 79, Register's Office for said County, and described as follows:

BEGINNING at a stake in the easterly margin of Cline Avenue at the common corner of Lots Nos. 19 and 20 on the above plan, said stake being located north 0° 30' east, 454.5 feet from the northerly margin of Greenwood Avenue; running thence with the easterly margin of Cline Avenue north 0° 30' East 60 feet to an iron pin, passing the original corner of Lots 20 and 21 at 55 feet; running thence south 88° 30' East 5 feet from and parallel to the original lot line of Lots 20 and 21, 227.8 feet to an iron pin in the westerly margin of a 12 foot alley; thence with the margin of said 12 foot alley, south 5° 45' west 60 feet to the common corner of lots 19 and 20, passing the original lot line of Lots 20 and 21 at 5 feet; thence with the lot line of Lots 19 and 20, south 88° 30' west, 222.3 feet to the point of beginning.

BEING the same property conveyed to Larry E. Teal and wife, Deborah E. Teal by deed from Inez Travis Genaway, Rachel Travis Ruffin and Hershel Travis, Jr., of record in Book 5126, page 354, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to The Chamberlain Company, of record in Book _____, page _____, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

unimproved ( )
This is improved (X) property, known as 1213 Cline Avenue, Nashville, Tennessee 37206
(House Number) (Street) (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 our hand s this 23rd day of April, 19 79

X _____
LARRY E. TEAL

X _____
DEBORAH E. TEAL

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STATE OF TEXAS
COUNTY OF ERATH

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named LARRY E. TEAL, et ux DEBORAH E. TEAL

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 Stephenville, Tex. this 23rd day of April 19 79

Commission expires June 30, 1980

Gladys Bridine
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

WARRANTY DEED

FROM
LARRY E. TEAL, et ux

DEBORAH E. TEAL

TO
REBECCA W. LANHAM

PLEASE FILE BOX "7"

F. 26872

IDENTIF. REFERENCE

MAY 1 12 12 PM '79

FELIX T. McCONNELL, REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE
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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

21017.35- CO
54.60 CO TX
.50 PRFEE
4.00 WDEED
CHECK 59.10-
9604A05/01/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

E-26872

IDENTIFICATION

MAY 1 12 1 PM '79

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 680840