#2

WARRANTY DEED

BOOK 5540 PAGE 796

FROM AGNES J. KING, unmarried

ADDRESS NEW OWNER(S) AS FOLLOWS:	COGAR W. LENING and wife, MARY A. LENING 71 Whitsett Nashville, Tennessee 37210
SEND TAX BILLS TO:	New Owner
PREPARED BY:	CLYDE PAUL HOLLAND, ATTORNEY 2016 Parkway Towers Nashville, Tennessee 37219
MAP-PARCEL NOS:	119-6-82 6DA 14344

{STATE OF TENNESSEE COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 13,250 oc Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of November 1979
DATE

NOTARY PUBLIC COMMISSION EXPIRES

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of TEN AND 00/100 ($10.00) DOLLARS

cash in hand paid by Cogar W. Lening and wife, Mary A. Lening, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the agreement by Cogar W. Lening and wife, Mary A. Lening, to assume and agree to pay the balance outstanding on that certain indebtedness evidenced by vendor's lien retained in deed from J. T. Murphree and wife, Winifred Murphree, to Agnes J. King, unmarried, dated 10-14-75 and recorded in Book 4968, Page 969, Register's Office for DAvidson County, Tennessee, to secure the payment of two notes in the original principal amounts of $250.00 and $13,000.00, respectively; due and payable in conformity with the terms and conditions therein stated;

AGNES J. KING, unmarried

GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

COGAR W. LENING and wife, MARY A. LENING

GRANTEES, their (his, her, its) heirs, successors and assigns,

a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to wit:

BEING Lot No. 21 on the Plan of Sterling Subdivision No. 1, as of record in Book 1424, Page 97, Register's Office for said County.

SAID Lot No. 21 fronts 60 feet on the northerly side of Lutie Street and runs back between parallel lines 158.4 feet to a dead line.

BEING the same property conveyed to Agnes J. King, unmarried, by deed from J. T. Murphree and wife, Winifred Murphree, of record in Book 4968, Page 969, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 90 Lutie Street, Nashville, Tennessee
Number Street City State 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, successors and assigns, forever.

AND I do covenant with the said GRANTEES that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except of record.

AND the undersigned GRANTOR do(es) further covenant and bind myself, my heirs and representatives, to WARRANT and forever defend the title to the said land to the said GRANTEES, their heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 16th day of November, 19 79.

Agnes J. King
AGNES J. KING

{STATE OF TENNESSEE ; COUNTY OF DAVIDSON } (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named AGNES J. KING, the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE, TENNESSEE
City State

this 16 day of November 19 79

7-27-81
Comission Expires

Notary Public

(AFFIX SEAL)

{STATE OF ; COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared with whom I am personally acquainted, and who, upon oath, acknowledged self to be (Title) of the , a corporation, the within named bargainer, and that he as such (Title) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as (Title)

WITNESS my hand and seal, at office in CITY: STATE:

this day of 19

Commission Expires

Notary Public

(AFFIX SEAL)

DEC 8 2 49 PM '79

F67012

IDENTIF. REFERENCE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 5540 PAGE 798

RECEIVED OF _____

FOR _____

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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			13250.00- CO	
			34.32 CO TX	
			.50 PRFE-	
			6.00 WDEED	
			CHECK	40.82-
			0337A12/06/79 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F67012

IDENTIFICATION REFERENCE

DEC 6 2 49 PM '79

REGISTER DAVIDSON COUNTY, TENN.

No. 730086