Prepared by: Schulman, Pride & LeRoy
P. O. Box 2707
Nashville, Tennessee 37219

1038 05/07 24.70 CHECK

WARRANTY DEED

BOOK 5606 PAGE 21

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Douglas L. Sexton and	Same	Map 81-10
wife, Virginia Sexton (NAME)	(NAME)	
P.O. Box 197 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 127
Pegram TN 37143 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00)----------

----------*Dollars,*
cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption of a Deed of Trust executed in favor of Fidelity Federal Savings & Loan Association, of record in Book 5083, Page 855, Register's Office for Davidson County, Tennessee, and a Note of even date in the principal amount of $4,896.00, payable as specified therein.

Willie D. C. Meals and wife, Maggie A. Meals,

have this day bargained and sold, and do hereby transfer and convey unto the said Douglas L. Sexton and wife, Virginia Sexton, their

certain real estate in Davidson County, Tennessee, as follows: ~~XXXXXXX~~ *heirs and assigns,*

Land in Davidson County, Tennessee, being Lot No. 55 on the Map of Cobb's Subdivision of Lot No. 6 of the Harding Bosley Tract as of record in Book 161, Page 155, Register's Office for Davidson County, Tennessee.

Said Lot No. 55 fronts 55 feet on the northerly side of Martha Street and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Willie D. C. Meals and wife, Maggie A. Meals, by Deed from Paul R. Hatten and wife, Vera O. Hatten, of record in Book 2636, Page 192, Register's Office for Davidson County, Tennessee.

This property is subject to a Metro Codes Letter of record in Book 5552, Page 47, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $7,000.00

Subscribed and sworn to before me, this the 23rd day of May 1980

Affiant

My commission expires: 1/15/1983 (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as 2514 Delk Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Douglas L. Sexton and wife, Virginia Sexton, their ~~XXXXXXX~~

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,* except as hereinabove set forth and for 1980 taxes which are a lien but not yet due and payable and which the Grantees agree to assume and pay. We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Douglas L. Sexton and wife, Virginia Sexton, their ~~XXXXXXX~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our *hands this* 23rd *day of* May, 1980, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Willie D. C. Meals

Maggie A. Meals

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Lonnie Steele, a Notary Public in and for said County and State, Willie D. C. Meals and wife, Maggie A. Meals,

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 official seal at Nashville, Tennessee this 23 day of May, 1980.

Commission expires October 17, 1982 Lonnie Steele Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., 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 ..... of the ....., the within named bargainor, a corporation, and that .....he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as .....

Witness my hand and seal, at office in ....., this .....day of ....., 19.....

Commission expires ..... Notary Public

WARRANTY DEED

FROM
Willie D. C. Meals and wife,
Maggie A. Meals

TO
Douglas L. Sexton and wife,
Virginia Sexton

F 90954

IDENTIF. REFERENCE

RUSH

MAY 27 4 10 PM '80

FELIX V. MALDIN II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5606 PAGE 23

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
			7000.00- CO 16.20 CO TX .50 PRFEE 6.00 WDECO CHECK 24.70- 1038A05/27/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 90954

IDENTIFICATION REFERENCE

MAY 27 4 10 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 759650