MAIL TO: JIM STEVENS REALTY, AUCTION
3937 GALLATIN RD. NASHVILLE, TENN. 37216

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FORM NO. WD-1

409 09/05 97.50- CHECK

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Edna Earle Dean Carney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF September, 19 80

Notary Public

MY COMMISSION EXPIRES: November 26, 1980

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Tom G. Coleman, Jr., Attorney, 1702 Parkway Towers, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EARL B. THOMAS, ET AL (NAME)	New Owners (NAME)	Map 83-10
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 339
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	15DA-47905

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, JOHN ISIAC DEAN, JR AND EDNA EARLE DEAN CARNEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EARL B. THOMAS AND MARY LOU COLE

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:

Land in Davidson County, Tennessee, being Lot No. 54 on the Map of Rolling Acres, as of record in Book 1130, Page 34, Register's Office for said County.

Said Lot No. 54 fronts 65 feet on the southerly side of Hackberry Lane and extends back 255.4 feet on the easterly line and 209 feet on the westerly line to a dead line, measuring 130 feet thereon.

Being the same property conveyed to John Isiac Dean, Jr. and Edna Earle Dean Carney, as devisees under the will of Fannie Mai Cranford Dean as of record in Will Book 126, Page 393, County Court Clerks Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 583, Page 430, and in Book 1140, Page 182, and also in Book 1181, Page 401, R.O.D.C., Tennessee, and easement for public utility purposes and 30-foot building setback line, as shown on plan in Book 1130, Page 34, R.O.D.C., Tennessee, and easement for sewer of record in Book 1140, Page 182, R.O.D.C., Tennessee.

This instrument is made subject to all applicable local government planning, building and zoning regulations.

John Isiac Dean, Jr. and John Issac Dean, Jr. are one and the same person.

This is unimproved ( ) improved (X) property, known as 2012 Hackberry Lane, Nashville, Tennessee
(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 2nd day of September, 19 80

John Isiac Dean Jr.

Edna Earle Dean Carney

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jim Stevens, a Notary Public in and for said County and State, the within named John Isiac Dean, Jr. and Edna Earle Dean Carney

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 2nd day of September, 19 80.

Commission expires November 26, 1980

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
JOHN ISIAC DEAN, JR. AND
EDNA EARLE DEAN CARNEY

TO
EARL B. THOMAS AND
MARY LOU COLE

MAIL TO: JIM STEVENS REALTY, AUCTION
3937 GALLATIN RD. NASHVILLE, TENN. 37216

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

G06293

IDENTIF. REFERENCE

SEP 5 11 26 AM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

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

RECEIVED OF _____

FOR _____

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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
			35000.00- CO	
			91.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	97.50-
0409A09/05/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 0 6 2 9 3

IDENTIF. REFERENC

SEP 5 11 26 AM '80

FELIX Z. WILSON JR REGIS
DAVIDSON COUNTY TE

No. 778335