This Instrument Prepared By:

David S. Zinn
INGRAHAM, CORBETT & ZINN
2114 Parkway Towers
Nashville, TN 37219

New Owner:	Send Tax Bill:	Map-Parcel No.:
Claudia J. Holder and Lil J. Hall 1231 - 17th Avenue, South Nashville, TN 37212	SAME	104-8 216

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Forty-five Thousand and No/100 ($45,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, BONNIE J. LEE, Conservator for Juliette Desport, for and on behalf of the said Juliette Desport, as GRANTOR herein has bargained and sold and by these presents does hereby transfer and convey unto the said CLAUDIA J. HOLDER, unmarried, and LIL J. HALL, unmarried, as GRANTEE herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 9 in the subdivision of Lot on Block No. 34 of O. B. Hayes's plan of large lots in the City of Nashville, Tenn. Said Lot No. 9 fronts 55 feet on the West side of Addison St. (now Seventeenth Ave.) and runs back betweel parallel lines 156 1/2 feet more or less, to an alley.
>
> Being the same property conveyed to Mrs. Carrie L. Despot (Desport) by deed from Vermon M. Tolmie of record in Book 1231, Page 51, Register's Office, Davidson County, Tennessee. The said real property then passed by devise to Juliette Desport under the Last Will and Testament of Mrs. Carrie L. Desport, deceased, which will is of record in Will Book 98, Page 266, Probate Clerk's Office, Davidson County, Tennessee. This conveyance is made in accordance

with the Appointment of Conservatorship of Bonnie J. Lee of record in Book 240, Page 731, Probate Clerk's Office, Davidson County, Tennessee, and the Order of the Probate Court authorizing the sale of said property dated September 17, 1980.

This is improved property known as 1231 17th Avenue South, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or pacel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And as the Conservator and on behalf of Juliette Desport, I do covenant with said GRANTEES that Juliette Desport is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. And I on behalf of Juliette Desport, do further covenant and bind her 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.

WITNESS our hand this 17th day of September, 1980.

Bonnie J. Lee, Cons.
Bonnie J. Lee, Conservator
for Juliette Desport

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bonnie Lee, Conservator for Juliette Desport, the bargainor, 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 office this

BOOK 5653 PAGE 747

17th day of September, 1980.

Betty P. Bedmond
Notary Public

My commission expires 4/22/84.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is 45,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Claudia J. Holder
Affiant

Sworn to and subscribed to before me this the 17th day of September, 1980.

Betty P. Bedmond
Notary Public

My commission expires 4/22/84.

G.O. 8771

IDENTIF. REFERENCE

SEP 19 3 49 PM '80

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 5653 PAGE 748

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
			45000.00- CO	
			117.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	126.50-
3504A	09/19/80		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.O.8771

IDENTIF. REFERENCE

SEP 19 3 49 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 781324