WARRANTY DEED

BOOK 5688 PAGE 223

FROM: J. Stewart Bronaugh, Jr., Grantor

TO: Reed Edward Trickett, Grantee

This instrument was prepared by:
Frank M. Garrison
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel Numbers
803 South Wilson Boulevard Nashville, Tennessee 37215	Same	116-4-171
		Field Book Numbers
		7DA06450

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Sixty-Six Thousand Seven Hundred and no/100 Dollars ($66,700.00).

J. Stewart Bronaugh Jr.
Affiant

SUBSCRIBED AND SWORN TO before me, this the 9th day of December, 19 80.

Notary Public

My Commission Expires: Oct. 21, 1984

FOR AND IN CONSIDERATION OF the sum of Sixty-Six Thousand Seven Hundred and no/100 Dollars ($66,700.00), J. Stewart Bronaugh, Grantor has bargained and sold, and by these presents does transfer and convey unto the said Reed Edward Trickett, Grantee, his heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> BEING the southerly 87.5 feet of Lot No. 3 and the northerly 25 feet of Lot No. 4 on the Plan of W. M. Cantrell's Subdivision of record in Book 332, page 85, Register's Office for said County.
>
> SAID portion of said lots 3 and 4 front together on the westerly margin of South Wilson Boulevard (formerly Bosley Avenue) 112.5 feet and extends back between parallel lines 250 feet more or less to a line on the rear on which it measures 112.5 feet.
>
> BEING the same property conveyed to J. Stewart Bronaugh, Jr., by deed from Eddie Rutherford Burnley of record in Book 5152, page 13, Register's Office for Davidson County, Tennessee.

This is improved property, known as 803 South Wilson Boulevard, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors, and assigns, forever.

And Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered.

And Grantor does further covenant and bind himself, his heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors, and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 9th day of December, 1980.

J. Stewart Bronaugh
J. STEWART BRONAUGH, JR.

I, Molly P. Bronaugh, join in the execution of this Warranty Deed for the purpose of conveying to Reed Edward Trickett, Grantee, all of my right, title and interest, whether marital or otherwise in the property described herein.

Molly P. Bronaugh
MOLLY P. BRONAUGH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Karen Petrushkin, a Notary Public in and for said County and State, the within named J. STEWART BRONAUGH, JR., the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seat at Nashville, Tennessee, this 9th day of December 19 80.

Karen Petrushkin
Notary Public

My Commission Expires: Oct 21, 1984

KAREN PETRUSHKIN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

620995

IDENTIF. REFERENCE

Dec 10 8 53 AM '80

FELIX A. ... DAVIDSON ... TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Personally appeared before me, Karen Petrushkin, a Notary Public in and for said County and State, the within named MOLLY P. BRONAUGH, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seat at Nashville, Tennessee, this 9th day of December, 19 80.

Karen Petrushkin
Notary Public

My Commission Expires: Oct. 21, 1984

FMG/12-5-80

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5688 PAGE 226

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

60707.00- CO
173.42 CO TX
.50 PRFEE
5.00 MDELD
CHECK 182.92-
9041A12/10/EG BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G20995

IDENTIF. REFERENCE

DEC 10 8 53 AM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 796343