105-10-219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 36,000.00.

Linnie A. Harris Pickering
Affiant

Subscribed and sworn to before me, this the 31st day of December, 1979.

My Commission expires: 6/7/80

Notary Public

THIS INSTRUMENT PREPARED BY:
FOLEY & WEISS, Attorneys, 1208 Fidelity Federal Building, Nashville, TN, 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:
R. R. Harris, Jr.	"Owner"
(Name)	(Name)
1916 8th Avenue, South	
(Street Address)	(Street Address)
Nashville, Tennessee 37203	
(City) (State) (Zip Code)	(City) (State) (Zip Code)

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, I, Linnie A. Harris Pickering, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto R. R. Harris, Jr., Peggy Flynn Harris, Marvin E. Neely, Gail H. Neely, Danny C. Cox, Annette H. Cox, hereinafter called the Grantee(s), their heirs and/or assigns, a two-fifteenths (2/15) interest each in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 16 in C. S. Caldwell's Second Roycroft Subdivision, as of record in Book 421, page 176, Register's Office for said County.

Said Lot No. 16 fronts 50 feet on the east side of 8th Avenue South, and extends back along Roycroft Avenue 157 feet on the north line and 153 feet 10 inches on the south line to an alley.

Being the same property conveyed to Robert R. Harris and wife, Linnie A. Harris, by deed from P. F. Townes and wife, of record in Book 2995, page 342, said Register's Office. The said Robert R. Harris having since died and Linnie A. Harris having since remarried and is now Linnie A. Harris Pickering and is reserving unto herself a three-fifteenths (3/15) undivided interest in said property.

Leonard B. Pickering, the husband of Linnie A. Harris Pickering, joins in the execution of this instrument for the sole and express purpose of releasing any and all rights that he may have or be entitled to in the above described property, especially his marital rights.

TO HAVE AND TO HOLD the two-fifteenths (2/15) undivided interest each in the said tracts or parcels of land, together with appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever, subject to the three-fifteenths (3/15) undivided interest retained by the Grantor; and Grantor does covenant with the said Grantee(s) that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and she does further covenant and bind herself, her heirs and/or assigns, 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 hands this the 31st day of December, 1979.

Linnie A. Harris Pickering

Leonard B. Pickering

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 Linnie A. Harris Pickering and husband, Leonard B. Pickering, the 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 31st day of December, 1979.

My commission expires: 6/7/80

Notary Public

IDENTIF REFERENCE

Dec 29 1 38 PM '79

FELIX 7 [illegible]
DAVIDSON COUNTY

G 2 3 4 7 3

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5694 PAGE 712

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
			36000.00- CO	
			93.60 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 100.10-	
2325A	12/29/80	BAL	.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

62347.3

T
IDENTIF. REFERENCE

DEC 29 1 38 PM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 799519