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FORM NO. WD-1

...165 ...26/30 45.50- CHECK

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF June, 19 81

Notary Public

MY COMMISSION EXPIRES: 12/2/84
(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201
NAME ADDRESS

THIS INSTRUMENT WAS PREPARED BY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. A. James Reeves et ux (NAME)	Same (NAME)	Map 94-9
P. O. Box 140306 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 45
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	12W-7595

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, MITCHELL S. MAGID, SR. AND B. D. MINTZ, CO-TRUSTEES OF THE ESTATE OF HARRY LIGHTMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO A. JAMES REEVES AND WIFE, METTAWE L. REEVES

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. 33 and the easterly part of Lot No. 32 on the Plan of Fairfield Village of record in Book 21, page 82, said Register's Office. Beginning at the northwest corner of Hermitage Avenue, formerly Fillmore Street or the Lebanon Pike and Stanley Street, formerly Petway Street, being the southeast corner of said Lot No. 33; thence with the westerly margin of Stanley Street, northerly 188 feet to the southerly margin of an alley; thence with the southerly margin of said alley, westerly 53 feet 2 inches to the northeast corner of a part of said lot No. 32, formerly owned by Paget, and afterwards owned by Beadle; thence with the easterly line of said Paget Lots, southerly 187 feet, more or less, to the northerly margin of Hermitage Avenue; thence with the northerly margin of said Avenue, easterly 62 1/2 feet to the beginning.

INCLUDED in the above description but specifically EXCLUDED therefrom is the following tract of land being a part of Lot No. 33 which was conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5031, page 479, said Register's Office, described as follows: Beginning in the northwest corner of Hermitage Avenue, formerly Fillmore Street or the Lebanon Pike and Stanley Street, formerly Petway Street, being the southeast corner of said Lot No. 33; thence with the westerly margin of Stanley Street, Northerly 188 feet to the southerly margin of an alley; thence with the southerly margin of said alley, westerly 10.05 feet to a point; thence southerly 145.09 feet with the new relocated westerly margin of Stanley Street, the same being parallel to and 10 feet west of the present westerly margin of Stanley Street to a point; thence southwesterly 59.36 feet around a curve that has a 35 foot radius to a point; thence south 86° 26' East 49.76 feet along the present north margin of Hermitage Avenue to the point of beginning and containing, 1,568 square feet.

Being part of the same property conveyed to Harry Lightman by deed from Tillman Franklin Taylor and wife, Catherine Taylor of record in Book 2141, page 85, Register's Office for Davidson County, Tennessee. The said Harry Lightman having since died and Mitchell S. Magid, Sr. and B. D. Mintz, Co-Trustees of the estate of Harry Lightman by Will of record in Will Book 77, page 420, Probate Court Clerks Office of Davidson County, Tennessee.**See Reverse Side

This is unimproved (X) improved ( ) property, known as 310 Hermitage Avenue, (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 16th day of June, 19 81

Mitchell S. Magid, Sr., Co-Trustee

B. D. Mintz, Co- Trustee

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Sue B. Dempsey, a Notary Public in and for said County and State, the within named Mitchell S. Magid, Sr., Co-Trustee

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 16th day of June 19 81

Commission expires [illegible] 22, 1984 Sue B. Dempsey Notary Public

STATE OF LOUISIANA
~~County~~ Parish of Orleans

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named B. D. Mintz, Co-Trustee

the bargainor s, 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 seal at New Orleans, Louisiana, this 16th day of June, 19 81

Edward R. Wright, Notary Public

Commission Expires at death

WARRANTY DEED

FROM
Mitchell S. Magid, Sr. and
B. D. Mintz, Co-Trustees

TO
A. James Reeves and wife,
Mettawe L. Reeves

G 4 8 6 7 2

RUSH

IDENTIFICATION REFERENCE

JUN 30 2 15 PM '81

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

**GRANTORS have provided Grantees with an owner's title insurance policy in an amount of $15,000.00, and it is understood that contrary to the provisions of the general warranties hereinafter made by Grantors, they as Co-Trustees, transfers all of the estate, right, title and interest to Grantees in or to the said above-described premises which they are able to appoint or dispose of. Grantors further warrants to Grantees that they have caused no liens or encumbrances to attach to said property during the time that they have acted as Co-Trustees under the Will of Harry Lightman.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

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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
			150000.00- CO	
			39.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	45.50-
4165A06/30/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

C 4 8 6 / 2

IDENTIF. REFERENCE

JUN 30 2 15 PM '81

No. 830170