This Form furnished by Attorneys Title Company, Inc.

BOOK 5792 PAGE 541
WARRANTY DEED

Form No. WD-2

FROM
The Heirs at Law of Susie Claybrooks, deceased

TO
BEN LANIER

For draftsman's use

This Instrument Was Prepared By
MORRIS LEVINE, Attorney-at-Law
1119 Stahlman Bldg., Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ben Lanier (NAME)	Same (NAME)	105-1-125
1003 Villa Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	10W-4745
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

SEP 9 11 15 AM '81

FILED AND DULY RECORDED IN REGISTER DAVIDSON COUNTY, TENN.

RUSH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 29,340.66 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF Sept 1981.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

359081

For and in Consideration of the sum of Twenty-Nine Thousand Three Hundred Forty & 66/100 ($29,340.66) DOLLARS cash in hand paid, the receipt of all of which is by me acknowledged, we, the heirs at law of the late Susie Claybrooks, Lucy C. Simmons, Mattie Rice, O. C. Cosby, Gail Conner, T. O. Conner, Melvin Conner, Napoleon Conner, Clement Conner, Napoleon Conner, Clement Conner, Susie Mae Conner, Genevia Conner, Charlotte Conner, Raymond Conner, James Conner, Lucille Conner, Bargera Conner, Steven Conner, and Ollie Conner, III,

have bargained and sold, and by these presents do transfer and convey unto the said Ben Lanier his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING the northerly 45 feet of Lot No. 20 on the Plan of B. F. Shields Heirs' Subdivision, as of record in Book 57, page 31, Register's Office for said County.

SAID part of Lot No. 20 fronts 45 feet on the westerly side of Villa Place, and runs back between parallel lines, 150.6 feet to an alley.

BEING the same property conveyed to H. B. Claybrooks and wife, Susie Claybrooks, by deed from The Citizens Savings Bank and Trust Company, of record in Book 4344, page 793, said Register's Office. The said H. B. Claybrooks and wife, Susie Claybrooks, having since died and property now vested in Heirs at Law of Susie Claybrooks, deceased.

The interest of the heirs at law, Gladys Conner (Rogers) and Clarence Conner have been transferred to the grantee, Ben Lanier, by separate deeds.

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WD-2

This is unimproved ( ) improved (X) property, known as 1003 Villa Place (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ben Lanier his heirs and assigns, forever.

And we do covenant with the said Ben Lanier 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.

And we, the Heirs at Law of Susie Claybrooks, deceased, do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said Ben Lanier, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 30th day of April, 1981

Lucy C. Simmons
O. C. Cosby Sr
T. O. Conner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Trina R. Scarpetti Gail A. Conner, a Notary Public in and for said County and State, the within named Lucy C. Simmons, O. C. Cosby, Gail Conner, and T. O. Conner

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, Davidson County, Tennessee, this 30th day of April, 1981

Trina R. Scarpetti Notary Public.

Commission expires 8-11-81

MATTIE RICE — Mattie Rice

MELVIN CONNER — Melvin Conner

GLADYS CONNER — X

CLARENCE CONNER — X

NAPOLEON CONNER — Napoleon Conner

CLEMENT CONNER — Clement Conner

SUSIE MAE CONNER — Susie Mae Conner

GENEVIA CONNER — Genevia Conner

CHARLOTTE CONNER — Charlotte Conner

RAYMOND CONNER — Raymon Conner

JAMES CONNER — James Conners

LUCILLE CONNER — Lucille Conner

BARGERA CONNER — Barbara Conner (Barbara Conner) Bargera Conner

STEVEN CONNER — Conner, Steven

OLLIE CONNER, III — Ollie Conner

STATE OF PENNSYLVANIA)
)
COUNTY OF Phila.)

Personally appeared before me, Napoleon Conner Clement Conner a Notary Public in and for said County and State, the within named Napoleon Conner and Clement Conner, 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 Philadelphia, Pennsylvania, this 21st day of May, 1981.

My Commission Expires: 5-4-85

Notary Public

STATE OF PENNSYLVANIA)
)
COUNTY OF Phila.)

Personally appeared before me, Genevia Conner Susie Mae Conner a Notary Public in and for said County and State, the within named Susie Mae Conner and Genevia Conner, 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 Philadelphia, Pennsylvania, this 21st day of May, 1981.

My Commission Expires: 5-4-85

Notary Public

STATE OF PENNSYLVANIA)
)
COUNTY OF Phila.)

Personally appeared before me, Raymond Conner Charlotte Conner, a Notary Public in and for said County and State, the within named Charlotte Conner and Raymond Conner, 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 Philadelphia, Pennsylvania, this 21st day of May, 1981.

My Commission Expires: 5-4-85

Notary Public

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STATE OF PENNSYLVANIA)
)
COUNTY OF Ph. LA)

Lucille S. Conner
James Conner

Personally appeared before me, James Conner, a Notary Public in and for said County and State, the within named James Conner and Lucille Conner, 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 Philadelphia, Pennsylvania, this 22 day of MAY, 1981.

My Commission Expires: 3-4-85

Notary Public

STATE OF PENNSYLVANIA)
)
COUNTY OF Ph. LA.)

Bargera Conner
Conner Ollie jr.

Personally appeared before me, Conner, Steven, a Notary Public in and for said County and State, the within named Bargera Conner, Steven Conner, and Ollie Conner, III, 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 Philadelphia, Pennsylvania, this 22 day of MAY, 1981.

My Commission Expires: 3-4-85

Notary Public

STATE OF TENNESSEE)
)
COUNTY OF HAMILTON)

BOOK 5792 PAGE 545

Personally appeared before me, Mattie Rice, a Notary Public in and for said County and State, the within named Mattie Rice, 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 seal at Chattanooga, Hamilton County, Tennessee, this 4 day of May, 1981.

My Commission Expires: 20 march 84 Laurence Lawing
Notary Public

STATE OF TENNESSEE)
)
COUNTY OF HAMILTON)

Personally appeared before me, Melvin Conner, a Notary Public in and for said County and State, the within named Melvin Conner, 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 seal at Chattanooga, Hamilton County, Tennessee, this 4 day of May, 1981.

My Commission Expires: 10-4-81 Mattie L Crowder
Notary Public

STATE OF PENNSYLVANIA)
)
COUNTY OF _____)

Personally appeared before me, separate deeds executed by these grantors, a Notary Public in and for said County and State, the within named Gladys Conner and Clarence Conner, 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 Philadelphia, Pennsylvania, this _____ day of _____, 1981.

My Commission Expires: _____ _____
Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5792 PAGE 546

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
			29340.65- CO	
			76.18 CO TX	
			.50 PRFEE	
			15.00 WDEED	
			CHECK 91.33-	
7041A09/09/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

59081

IDENTIF. REFERENCE

SEP 9 11 15 AM '81

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 842575