File Box 2

WARRANTY DEED

BOOK 5862 PAGE 8

FROM MRS. ALVIE MARIE PENICK

ADDRESS NEW OWNER(S) AS FOLLOWS:	JOSEPH E. LADNIER 1022 KIRBY DRIVE NASHVILLE, TENNESSEE 37217	
SEND TAX BILLS TO:	EAGLE MORTGAGE AND INVESTMENT COMPANY P. O. BOX 13013 LEXINGTON, KENTUCKY 40512	
PREPARED BY:	CLYDE PAUL HOLLAND, ATTORNEY 65 MUSIC SQUARE EAST NASHVILLE, TENNESSEE 37203	MAP-PARCEL NOS. 120-2 21

G8.3329

IDENTIF. REFERENCE

MAR 16 8 48 AM '82

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

{STATE OF TENNESSEE COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 31,000.00 Affiant Joseph E. Ladnier

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th Day of March, 1982

NOTARY PUBLIC

DATE 2-7-85

COMMISSION EXPIRES

AFFIX SEAL

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

HSNB

FOR AND and IN CONSIDERATION OF the sum of TEN DOLLARS AND NO/100---------- ($10.00)---------- DOLLARS

cash in hand paid by Joseph E. Ladnier, unmarried, and other good and valuable consideration the receipt of which is hereby acknowledged,

MRS. ALVIE MARIE PENICK, UNMARRIED

GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

JOSEPH E. LADNIER, UNMARRIED

their (his, her, its) heirs, successors 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. 101 on the map of Miro Meadows Subdivision, as of record in Book 1424, Pages 94 and 95, Register's Office for Davidson County.

SAID Lot No. 101 fronts 70 feet on the East side of Kirby Drive and runs back between parallel lines 143 feet to a dead line.

BEING the same property conveyed to Mrs. Alvie Marie Penick by inheritance from her brother, Johnie B. Coggins, who died December 27, 1962, and by deed from Joe Ronald Poole and wife, Cheryle, John Thomas Poole, and wife, Judy, and Jim Shaw, and wife, Carolyn, of record in Book 4876, Page 416, said Register's Office.

unimproved ( )
This is improved (X) property, known as 1022 Kirby Drive, Nashville, Tennessee, 37217
Number Street City State 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 GRANTEE HIS heirs, successors and assigns, forever.

AND I do covenant with the said GRANTEE that I AM lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except of record.

AND GRANTOR do(es) further covenant and bind HERSELF, HER heirs 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 12th day of March 19 82

Mrs Alvie Marie Penick
MRS. ALVIE MARIE PENICK

{STATE OF TENNESSEE ; COUNTY OF DAVIDSON } (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named

Mrs. Alvie Marie Penick

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee
City State

this 12th day of March 19 82

7-21-85
Comission Expires

Notary Public

(AFFIX SEAL)

{STATE OF ; COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared with whom I am personally acquainted, and who, upon oath, acknowledged self to be (Title) of the , a corporation, the within named bargainer, and that he as such (Title) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as (Title)

WITNESS my hand and seal, at office in CITY: STATE:

this day of 19

Commission Expires

Notary Public

(AFFIX SEAL)

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5862 PAGE 10

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
			31000.00- CO	
			80.60 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	87.10-
7114A03/16/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68329

IDENTIF. REFERENCE

MAR 16 8 48 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 871459