FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 4,500.00

James D. Holt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS, THE 23rd DAY OF April, 19 82

Notary Public

MY COMMISSION EXPIRES: 2-28-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D. Holt (NAME)	Same (NAME)	90 - 12
3115 Vailview Dr., (STREET ADDRESS OR ROUTE NUMBER)	" (STREET ADDRESS)	358
Nashville, Tn., 37207 (CITY) (STATE) (P. O. ZIP)	" (CITY) (STATE) (ZIP)	8DA29710

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, J. Fred Ivy and wife, Cora Ivy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James D. Holt

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:

Beginning at an iron pin in the South margin of Ivy Street, the same being the north west corner of the property of E. H. Pergerson and wife; thence south 4 Deg. 31' west 190.0 feet to an iron pin at a rock wall; thence north 85 Deg. 29' west 50 feet to an iron pin and being the south east corner of the property owned by J. F. Ivy and wife; thence north 4 Deg. 31' east 190.0 feet to an iron pin located in the south margin of Ivy Street; thence along the said Ivy Street south 85 Deg. 29' east 50 feet to the point of beginning, containing 0.22 acres, more or less, according to a survey by Charles P. Clinard dated October 3, 1974.

Being the same property conveyed to J. Fred Ivy and wife, Cora Ivy by deed from H. E. Collins, trustee, of record in Book 4870, page 581, Register's Office for Davidson County, Tennessee.

unimproved ~~XXX~~
This is improved ( ) property, known as Ivy Street, Nashville, Tn., 37209
(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 23rd day of April, 1982

J. Fred Ivy
(J. Fred Ivy)

Cora Ivy
(Cora Ivy)

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. Fred Ivy and wife, Cora Ivy

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 23rd day of April 19 82

Commission expires 2-28-85

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

J. FRED IVY ETUX CORA IVY

TO

JAMES D. HOLT

G 8 8 8 0 0

RUSH

IDENTIF. REFERENCE

APR 27 12 04 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

4021 04/27 18.20- CHECK

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

RECEIVED OF _____

FOR _____

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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
			460.00- CO	
			11.70 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	18.20-
402	A04/27/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G-88800

IDENTIF. REFERENCE

APR 27 12 04 PM '82

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 878080