File Book 4

FORM NO. WD-1

6183 02/09 [illegible]

H30236

BOOK 6004 PAGE 345

IDENTIF. REFERENCE

FEB 9 8 55 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.00

M. L. Randall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF February, 1983

Notary Public

MY COMMISSION EXPIRES: 4/23/84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
James A. Carney, Attorney Stahlman Bldg. Nashville, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M.L. Randall et al (NAME)	First Investment Co. (NAME)	Map 71-15
Stahlman Bldg. (STREET ADDRESS OR ROUTE NUMBER)	2244 Mock Road (STREET ADDRESS)	Par 385
Nashville, TN. 37201 (CITY) (STATE) (P. O. ZIP)	Columbus, Ohio (CITY) (STATE) (ZIP)	20 W 18455

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, Nina Mae Smith, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO M.L. Randall and Ed Beasley as tenants in common

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:

BEING Lot No. 141 on the Plan of Benedict Land Company's Subdivision of the Lindsley Tract, as of record in Book 332, Page 40 Register's Office for said County.

SAID Lot no 141 fronts 50 feet on the westerly side of Meridian Street and extends back between parallel lines, 173½ feet to an alley.

BEING the same property conveyed to Nina Mae Smith, unmarried, by deed from Rufus C. Nicks, Jr., et ux, of record in Book 4566, Page 1, Register's Office for Davidson County, Tennessee.

Buyers assume and agree to pay the balance due on a First Deed of Trust Note secured by a Deed of Trust, of record in Book 4566, Page 3 Register's Office for Davidson County, Tennessee, and a Second Deed of Trust of record in Book 5817, Page 450, Register's Office for Davidson County, Tennessee.

All sums of money held in Escrow by First Investment Company and including prepaid Insurance coverage now in force, in connection with said Loanand property is herewith transferred to Buyers, without additional charges.

This is unimproved ( ) improved (X) property, known as 1214 Meridian Street Nashville, Tennessee 37207
(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 my hand this 13th day of August, 1982

Nina Mae Smith
NINA MAE SMITH

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned authority a Notary Public in and for said County and State, the within named NINA MAE SMITH

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 Nashville, Tennessee, this 13th day of August 1982

Commission expires 10/16/82

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
NINA MAE SMITH

TO
M.L. RANDALL et al

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

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

RECEIVED OF _____

FOR _____ BOOK 6004 PAGE 347

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

20000.00- CO
52.00 CO TX
.50 PRFEE
6.00 MOELD
CHECK 58.50-
6163A02/09/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H30236

IDENTIF. REFERENCE

FEB 9 8 55 AM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 928377