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BOOK 6091 PAGE 634

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eddie Ray Rhines	SAME	Map 104-8
(NAME) 1508-16th Ave. So.	(NAME)	Parcel 342
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn. 37203	(STREET ADDRESS)	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Al C. Mifflin and wife, Ann W. Mifflin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eddie Ray Rhines

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 part of Lot No. 41 on the Plan of O.B. Hayes Large Lots called "Rokeby" as of record in Book 21, page 87, Register's Office for said County, more particularly described as follows:

Beginning at a point in the easterly margin of 16th Avenue South, formerly Belmont Avenue as widened 220 feet south of the south line of Weston Avenue and being the northwest corner of C.D. Hyde's Lot; thence with the easterly margin of said 16th Avenue South, southerly 55 feet; thence at right angles easterly 144 feet more or less to the westerly margin of an alley; thence with the westerly margin of said alley northerly 55 feet to a point; thence westerly 144 feet more or less to the beginning.

Being the same property conveyed to Al C. Mifflin and wife, Ann W. Mifflin by deed from Roger W. Cox, Jr. and wife, Peggy M. Cox, of record in Book 5205, page 84, said Register's Office, and re-recorded in Book 5251, page 596, said Register's Office.

The above property is conveyed subject to 1983 Metropolitan Government taxes.

unimproved ( )
This is improved (XX) property, known as 1508-16th Avenue, South, Nashville, Tenn.37203
(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 successors, assigns 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 hands this 8th day of July, 19 83

Ann W. Mifflin by Al C. Mifflin as Attorney in Fact

Al C. Mifflin

Form 3

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned BOOK 6091 PAGE 635, a Notary Public in and for said County and State, the within named Al C. Mifflin, 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 Nashville, Tennessee, this 8 day of July, 1983.

Commission Expires: 7/2/85

Carol R. Rivers
Notary Public

STATE OF _____)

COUNTY OF _____)

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 purpose 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 ___ day of _____, 19__.

My Commission Expires: _____

_____
Notary Public

WARRANTY DEED

FROM
Al C. Mifflin and wife,

TO
Ann W. Mifflin

Eddie Ray Rhines

H 59207

IDENTIF. REFERENCE

JUL 8 3 50 PM '83

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 8th day of July, 1983, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Al C. Mifflin, to me known to be the person who executed the foregoing instrument in behalf of Ann W. Mifflin, and acknowledged that he executed the same as the free act and deed of the said Ann W. Mifflin.

Witness my hand and official seal at Nashville, Tennessee this 8th day of July, 1983.

My Commission Expires: 7/2/85

Carol R. Rivers
Notary Public

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 90,000.00.

Subscribed and sworn to before me this 8 day of July, 19 83.

My Commission Expires: 7/2/85

Carol R. Rivers
Notary Public

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6091 PAGE 636

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
			90000.00- CO	
			234.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	240.50-
			0456A07/08/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 59207

IDENTIF. REFERENCE

JUL 8 3 50 PM '83

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 962240