OFFICIAL RECEIPT

This instrument was prepared by KENNETH M. BALLEW, Attorney at Law, 333 Gallatin Rd. Madison, TN 37115

WARRANTY DEED

Mail

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Xavier Properties	same	Map 72-11
(NAME) P O Box 4722	(NAME)	Parcel 233
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn	(STREET ADDRESS)	BOOK 6144 PAGE 859
(CITY) (P. O. ZONE) 37215 (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ---------- ($10.00) *Dollars,* cash in hand paid by the grantee hereinafter named and other good and valuable consideration, the receipt of which is hereby acknowledged, including assumption by the said grantee of the unpaid balance of a certain indebtedness in the original principal amount of $10,500.00, and secured by a vendor's lien retained in deed from Annie Mae Washington and Ernestine Marie Washington to John Steinhouse, Trustee, of record in Book 6123, page 388, Register's Office for Davidson County, Tennessee;

JOHN STEINHOUSE, TRUSTEE,

have this day bargained and sold, and do hereby transfer and convey unto the said XAVIER PROPERTIES,

its *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 18 on the Map of Burns Subdivision of Maxey Addition, as of record in Book 161, page 98, Register's Office for said County.

Said Lot No. 18 fronts 50 feet on the easterly side of Pennington Avenue and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to John Steinhouse, Trustee, by deed from Annie Mai Washington and Ernestine Marie Washington, of record in Book 6123, page 388, Register's Office for said County.

John Steinhouse, individually, joins in the execution of this conveyance as the sole beneficiary of the grantor trust.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 11,500.00

Subscribed and sworn to before me, this the 26 day of September 19 83

Affiant

My commission expires: 10-20-85 (Affix Seal)

Notary Public

This is unimproved ( ) improved (XX) property, known as 2629 Pennington Avenue (House Number) (Street) Nashville, TN P. O. Address City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Xavier Properties, its *(successors), heirs and assigns forever.* I covenant that I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Xavier Properties, its *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 26 *day of* September, 19 83, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John Steinhouse
John Steinhouse, Individually

John Steinhouse Trustee
John Steinhouse, Trustee

09/27 36.40- CHECK

420

OFFICIAL RECEIPT

BOOK 6144 PAGE 860

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* John Steinhouse, Trustee John Steinhouse, *the within named 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* 26 *day of* September, *19*83.

Notary Public

Commission expires 10-20-85

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., 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..... ....of the..... the within named bargainor, a corporation, and that ....he as such..... being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ....self as.....

Witness my hand and seal, at office in..... this.....day of....., 19.....

..... Notary Public

Commission expires.....

WARRANTY DEED

FROM

JOHN STEINHOUSE, TRUSTEE

TO

XAVIER PROPERTIES

Compliments of
Madison Title Company
333 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS
G-20803

FELIX Z. WILSON
REGISTER
DAVIDSON COUNTY, TN
SEP 27 | 03 PM '83

IDENTIF. REFERENCE

H 7 6 0 9 3

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

BOOK 6144 PAGE 861

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
			11500.00- CO	
			29.90 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	36.40-
0420A09/27/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7.6.0 9 3

IDENTIF. REFERENCE

SEP 27 | 03 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 981624