This Instrument Was Prepared By
BAKER, CAMPBELL & PARSONS
Attorneys At Law
303 Church Street
Nashville, Tennessee 37201

STATE OF TENNESSEE } BOOK 6241 PAGE 177
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

X James Paul Rankhorn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March, 1984.

Raven E. Reiger
Notary Public

MY COMMISSION EXPIRES: November 1, 1988
(AFFIX SEAL)

NAME	ADDRESS	
ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Paul Rankhorn (NAME)	James Paul Rankhorn (NAME)	Map 83-9
1103 Holly Street (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Parcel 237
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	18W-3105

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **JAMES F. JOINES** and wife, **ROSE MARIE JOINES** (hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **JAMES PAUL RANKHORN** and wife, **GENEVA SUE RANKHORN** (hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 16 and the easterly 5 feet of Lot No. 15 on the Plan of East Edgefield Addition, as of record in Book 21, page 147, in the Register's Office for Davidson County.
>
> Said Lot No. 16 and the easterly 5 feet of Lot No. 15 front together 55 feet on the northerly side of Holly Street, formerly Elm Street, and runs back between parallel lines 170 feet to an alley.
>
> This is improved property known as 1103 Holly Street, Nashville, Tennessee 37206.
>
> Being the same property conveyed to James F. Joines and wife, Rose Marie Joines, by deed from John M. Scudder and wife, Zelma Frances Scudder, of record in Book 5240, page 240, in the Register's Office for Davidson County

with the appurtenances, hereditaments, estate, title and interest thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD** the said tract or parcel of land to the said Grantees, their heirs and assigns, forever.

And said Grantors, for themselves and for their heirs, executors and administrators do hereby covenant with said Grantees, their heirs and assigns, that they are lawfully seized of said tract or parcel of land in fee simple; and have full power, authority and right to convey the same; and that the same is free from all encumbrances except as appear in the Register's Office for Davidson County, Tennessee; and further covenant and bind themselves, their heirs, executors and administrators, to warrant and forever defend the title to said tract or parcel of land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the context may require.

IN WITNESS WHEREOF, the said Grantors hereunder have set their hands and seals this 1st day of March, 1984.

JAMES F. JOINES

ROSE MARIE JOINES

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Karen E. Keyes, a Notary Public in and for said County and State, the within named **JAMES F. JOINES,** 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 1st day of March, 1984.

Notary Public

My Commission Expires: Nov. 1, 1988

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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Personally appeared before me, Karen E. Keyes, a Notary Public in and for said County and State, the within named **ROSE MARIE JOINES**, 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 1st day of March, 1984.

Karen E. Keyes
Notary Public

My Commission Expires: Dec. 1, 1988

106218

IDENTIF. REFERENCE

MAR 2 2 12 PM '84

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

7301 03/02 34.50- 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

30000.00- CAMT.
70.00 CSTAX
.50 PRFEE
9.00 MDEED
CHECK 87.50-
7001A03/02/84 BAL .00

Total 87.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 0 6 2 1 8

IDENTIF. REFERENCE

MAR 2 2 12 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 17087