THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
W. C. Westenberger 1137 Greenfield Nashville, TN 37216	Lovell & Malone, Inc. P. O. Box 2663 Nashville, Tennessee 37219	72-3 165 15DZ 10125

WARRANTY DEED

BOOK 6362 PAGE 978

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mark E. Webster and wife, Paula Webster, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto W. C. Westenberger, unmarried, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being part of Lot No. 153 on the plan of Inglewood Place, as of record in Book 332, page 101, Register's Office for said County, described according to a survey made by Erle Drake, County Surveyor, October 3, 1928, as follows:

BEGINNING at the northwest corner of Kennedy, formerly Greenfield Avenue, extended, and Howard Avenue: Thence with the northerly margin of Howard Avenue, westwardly 19 feet; thence at right angles northwardly 150 feet; thence at right angles eastwardly 133.4 feet to the westerly margin of Kennedy Avenue, thence with the westerly margin of Kennedy Avenue southwardly 188.8 feet to the beginning.

BEING the same property conveyed to Roger Dale Taylor and wife, Susan G. Taylor by deed from Betty Anne Baker Shearon, unmarried, as of record in Book 5658, page 209, said Register's Office. The said Roger Dale Taylor and Susan G. Taylor have since been divorced by Final Decree of record in Book 5915, page 301, said Register's Office, and Roger Dale Taylor has quitclaimed his interest in said property to Susan G. Taylor by Quitclaim Deed which is being recorded immediately prior to the recording hereof.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Tennessee Housing Development Agency of record in Book 5658, page 212, Register's Office for Davidson County, Tennessee, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said grantee.

This is (xx) improved property, known as 1319 Howard Avenue, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 15th day of August, 19 84.

Mark E. Webster

Paula Webster

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF _____

On this 15th day of August, 19 84, before me personally appeared Mark E. Webster and Paula Webster, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES OCT 21 19 85

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____ _____
Notary Public

BOOK 6362 PAGE 979

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 32,000.00.

Rhonda D Martin
Affiant

Subscribed and sworn to before me, this the 15th day of August, 1984.

My Commission Expires: 4-2-85

Diane Tubis
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

144024

IDENTIF. REFERENCE

AUG 20 10 24 AM '84

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

3369 - 08/20 09.70- CHECK

WARRANTY DEED

from:
MARK E. WEBSTER ET UX

to:
W. C. WESTENBERGER

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

dp

OFFICIAL RECEIPT

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

BOOK 6362 PAGE 980

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
			32000.00- CAMT.	
			83.20 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	89.70-
3369A	08/20/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 4 0 2 4

IDENTIF. REFERENCE

AUG 20 10 24 AM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No.0062112