FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF September, 1984.

Notary Public

MY COMMISSION EXPIRES: 10/20/85

(AFFIX SEAL)

SEP 7 3 55 PM 1984

BOOK 6376 PAGE 103

THIS INSTRUMENT WAS PREPARED BY
Morton B. Howell, Attorney, 400 Court Square Building, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James B. Lee % Ed Groves Realtors (NAME)	(Same) (NAME)	104-16 Pt. 175 Jd
5915 Charlotte Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37209 (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, I, Charles E.L. McCary, Attorney-in-Fact for Caroline Lee Little McCary, also known as Caroline L. McCary, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James B. Lee, unmarried

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:

Land in the 24th Ward of the City of Nashville, Davidson County, Tennessee, being lot No. 215 on Belmont Land Company's Plan of lots, called "Belmont Heights", as of record in book 421, page 34, Register's Office for said County.

Said Lot No. 215 fronts 50 feet on the northerly side of Beechwood Avenue and runs back 186.3 feet on the westerly line and 186.9 feet, more or less, on the easterly line, with the westerly margin of 19th Avenue, South, formerly Altura Place, to an alley, measuring 50 feet thereon.

Being the same property conveyed to Caroline L. McCary by deed from Fletcher Norris Maffett and wife, Beverly E. Maffett as of record in Book 1638, page 453, Register's Office for Davidson County, Tennessee.

It is understood by Grantor and Grantee that the improvements on the premises herein conveyed are more than forty years of age, and are in need of repairs and renovation in many respects which Grantee expects to carry out following acquisition, and that the consideration for the purchase of the property reflects its condition. It is further agreed that Grantor has neither made, nor does she make herein, any representation as to condition, state of repair, compliance with the requirements of building or other similar codes applicable to the property herein conveyed. Nor does Grantor make any representation as to the fitness of the premises for occupancy at the time of conveyance, the same being conveyed upon as "as is" basis.

MORTON B. HOWELL, ATTORNEY AT LAW
400 COURT SQUARE BUILDING
NASHVILLE, TENNESSEE 37201

BY: Morton B. Howell

unimproved ( )
This is improved (X) property, known as 1900 (House Number) Beechwood Avenue (Street) Nashville (P. O. Address) (City or Town) 37212 (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. Taxes for 1984, a lien, pro-rated and assumed by Grantee.

Witness my hand this 6th day of September, 1984

Charles E. L. McCary Attorney In Fact
for Caroline L. McCary (Seal)

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
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

TO

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 6 day of September, 1984, before me personally appeared Charles E.L. McCary to me known to be the person who executed the foregoing instrument in behalf of Caroline Lee Little McCary, also known as Caroline L. McCary, and acknowledged that, as her attorney-in-fact, he executed the same as a free act and deed of the said Caroline L. McCary.

Witness my hand and seal at office in Nashville, Tennessee, this 6 day of September, 1984.

_____
Notary Public

My commission expires 10/19/86

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6376 PAGE 405

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			61000.00- CAMT.	
			158.60 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 165.10-	
			8447A09/07/84 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 48085

IDENTIF. REFERENCE

SEP 7 9 56 AM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No.0067029