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

8148

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Harvill W. Lazenby Rt. 5 Poplar Creek Road Nashville, Tennessee 37221	Same	104-11 53 24W-6475

WARRANTY DEED

BOOK 6385 PAGE 929

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, Leonard P. Alberstadt and wife, Joan Kuhn Alberstadt,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Harvill W. Lazenby and wife, Mary C. Lazenby

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 Lot No. 4, Block 4, on the plan of Fairfax Place, of record in Book 547, pages 137 and 138, Register's Office for said County.

SAID Lot No. 4 fronts 60 feet on the southerly margin of Acklen Avenue and extends back 158.64 feet (158.30 by survey) on the easterly line and 159.1 feet on the westerly line to a dead line in the rear, measuring 60 feet (60.5 by survey) thereon.

BEING part of the same property conveyed to Leonard P. Alberstadt and wife, Joan Kuhn Alberstadt by deed from Nondas H. Williams, of record in Book 4548, page 526, Register's Office for Davidson County, Tennessee.

Part of the consideration for this conveyance is the agreement of Grantee that any improvements to be made upon this property shall be subject to Grantor's prior approval. Grantor agrees that upon completion of improvements consistent with approved plans and specifications to execute an acknowledgment of satisfaction of this condition in suitable form for recording.

This is (un)improved property, known as 2807 Acklen Avenue, Nashville, Tennessee 37212.

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 19th day of September, 1984.

Leonard P. Alberstadt

Joan Kuhn Alberstadt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of September, 1984, before me personally appeared Leonard P. Alberstadt and Joan Kuhn Alberstadt, 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.

PUBLIC AT LARGE

My Commission Expires: 9/30/1987

Christy Wilkins Ivey
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 6385 PAGE 930

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 25,000.00.

Harvill W. Lazenby
Affiant

Subscribed and sworn to before me, this the 19th day of September, 1984.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

ILAINE IVEY NOTARY PUBLIC AT LARGE

WARRANTY DEED

from:

LEONARD P. ALBERSTADT ET UX

to:

HARVILL W. LAZENBY

RECEIVED
DAVIDSON COUNTY, TN
REGISTER

SEP 20 12 57 PM '84

IDENTIFICATION REFERENCE

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

I-50976 dp

OFFICIAL RECEIPT

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

RECEIVED OF BOOK 6385 PAGE 931

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

25000.00- CAMT.
65.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 71.50-
2011A09/20/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-50976.

IDENTIF. REFERENCE

SEP 20 12 57 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0070496