D E E D BOOK 6403 PAGE 528

This Instrument Prepared By:

Seymour Samuels, Jr.
501 Union Building, Suite 701
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Sara Jane Taylor 1053 General George Patton Rd. Nashville, TN 37221	Same	92-06 162

For and in consideration of the sum of Three Thousand Nine Hundred Six Dollars and Twenty-Four Cents ($3,906.24) cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, I, MAGNOLIA ANTHONY, an unmarried person, hereinafter referred to as Grantor, have bargained and sold and by these present do transfer and convey unto SARA JANE TAYLOR, hereinafter referred to as Grantee, her heirs and assigns forever, my 75/144 undivided interest, being all of my right, title, and interest, in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Lot Nos. 3, 4, and 5 of Block "B" on the map of Fisk University Place as of record in Book 421, Pages 4 and 5, of the Register's Office for Davidson County, Tennessee. Said Lot Nos. 3 and 4 adjoin each other, and front together 50 feet on the north side of Batavia Street (formerly Zollicoffer Street), and extend back between parallel lines one hundred fifty (150) feet more or less to an alley in the rear; and said Lot No. 5 adjoins said Lot No. 4 on the East side and is described as follows:
>
> Beginning at a point on the north margin of Batavia Street (formerly Zollicoffer Street) at the southwest corner of Lot No. 5; extending thence northerly along the boundary line between Lot Nos. 4 and 5, in said plan, one hundred and fifty (150) feet more or less, to an alley in the rear; thence easterly along the southerly margin of said alley, thirty-five (35) feet to the westerly margin of another alley thence with the westerly margin of the last named alley southerly sixty-five (65) feet more or less, to the south end of said alley; thence westerly twelve (12) feet to a corner of said Lot No. 5; thence with the easterly line of

ninety-one (91) feet to the North margin of Batavia Street (formerly Zollicoffer Street), thence with the northerly margin of said street, westerly twenty-three-and-one-half (23-1/2) feet to the beginning.

Being the same property described in the deed from Henry McClain to Ella Buford McClain, dated June 27, 1939 and recorded in Book 1109, page 277, of the Register's Office of Davidson County, Tennessee; the quitclaim deed from Raney Buford to Magnolia Anthony recorded in Book 5688, Page 41; the deed from Howard Lane, Jr. to Magnolia Anthony recorded in Book 5718, Page 178; the quitclaim deed from Ella Ruth Wilkens to Magnolia Anthony, recorded in Book 5718, Page 180; the quitclaim deed from Martha Lane, an unmarried person, to Magnolia Anthony; and, a quitclaim deed from Charles Lane to Magnolia Anthony of record in Book 5718, Page 184; all being recorded in the Register's Office for Davidson County, Tennessee.

Ella McClain died intestate in Nashville, Davidson County, Tennessee, on September 15, 1980, and her estate was administered in the Probate Court of Davidson County, Tennessee, under file Number 69387. The heirs at law of Ella Buford McClain are named in an Affidavit of Heirship dated July 31, 1984, recorded in Book 8359, Page 366, Register's Office for Davidson County, Tennessee.

This is improved property known as 3008 Batavia Street, Nashville, Tenenssee 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantor, her heirs and assigns forever; and, I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered except for 1984 real property taxes, which are assumed by the Grantee, and by local zoning regulations and building codes; and I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said Grantee, her 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.

WITNESS my hand this 12 day of September, 1984, at Louisville, Kentucky.

Magnolia Anthony
Magnolia Anthony

COMMONWEALTH OF KENTUCKY)
) SCT.
COUNTY OF JEFFERSON)

Before me, Diane E. Whitlock, a Notary Public in and for the aforesaid county and state, personally appeared Magnolia Anthony, to me known, or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed, this 12 day of September, 1984.

Diane E. Whitlock
Notary Public

My Commission Expires: Notary Public, State at Large, KY

STATE OF TENNESSEE)
) SCT.
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 3,906.24.

Affiant

Subscribed and sworn to before me this 11th day of October, 1984.

Notary Public

My Commission Expires: March 17 1988

156554

RECEIVED FOR RECORD
Oct 13 2 11 PM '84
JEFFERSON COUNTY CLERK

RUSH

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6403 PAGE 531

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
			3906.24- CAMT.	
			10.14 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	19.64-
8683A	10/15/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 6 5 5 4

IDENTIF. T REFERENCE

OCT 15 2 11 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0076984