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

Filed

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Phillip O. Bobcock 902 Russell Street Nashville, TN. 37206	Third National Mortgage Co. P.O. Box 2628 Nashville, TN. 37219	MAP 82-16 PARCEL 148 18W-3825

WARRANTY DEED

BOOK 6411 PAGE 13

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, LARRY W. TUCKER, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto PHILLIP O. BABCOCK

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. 61 on the plan of Barrow's Addition to Edgefield, now East Nashville, of record in Book 1, page 13, Register's Office for said County.

SAID Lot No. 61 fronts 50 feet on the southerly margin of Russell Street and extends back between parallel lines measuring 170 feet to an alley in the rear, measuring 16 feet thereon.

BEING the same property conveyed to Larry W. Tucker, unmarried, by deed from Kenneth G. Mitchell, unmarried, of record in Book 6039, page 900, Register's Office for Davidson County, Tennessee.

I 5 8 9 2 0

IDENTIF. REFERENCE

Oct 25 10 20 AM '84

FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 902 Russell Street, Nashville, TN. 37206.

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 24th day of October, 19 84.

Larry W. Tucker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of October, 1984, before me personally appeared Larry W. Tucker, 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 he executed the same as his free act and deed.

NOTARY PUBLIC AT LARGE OF TENNESSEE

My Commission Expires: 9 Dec 4 1987

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__.

BOOK 6411 PAGE 14

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 87,500.00.

Phillip O. Babcock
Affiant

Subscribed and sworn to before me, this the 24th day of October, 1984.

My Commission Expires: 4/20/1987

Notary Public



WARRANTY DEED

from:

Larry W. Tucker, unmarried

to:

Phillip O. Babcock

Return to: cg

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

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6411 PAGE 15

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

87500.00- CAMT.
227.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 234.00-
1609A10/25/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-5892.0

IDENTIF. REFERENCE

Oct 26 10 20 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0079824