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

ADDRESS NEW OWNER:
Percy Wilkins, Jr. et ux
and Bob J. Golter et ux
c/o Percy Wilkins, Jr.
P. O. Box 150157
Nashville, Tennessee 37215

SEND TAX BILLS TO:
Third National Bank
P. O. Box 2628
Nashville, TN 37219

MAP-PARCEL NUMBERS:
104-8
357
22W-16670

WARRANTY DEED

BOOK 6451 PAGE 9

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, Jean W. Turnley, unmarried,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Percy Wilkins, Jr. and wife, Virginia R. Wilkins, and Bob J. Golter and wife, Helen Golte

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 the north 10 feet of the west 145 ½ feet, more or less, of Lot No. 66 on O. B. Hayes' Plan of Large Lots, as of record in Book 21, page 87, Register's Office for said County, and Lot No. 6 in the subdivision of Lot No. 60 of the O. B. Hayes' Plan of Large Lots, as of record in Book 161, page 133, said Register's Office.

SAID Lot No. 6 and part of Lot No. 66 front together 75 feet on the east side of 16th Avenue South, formerly Belmont Avenue, and run back between parallel lines, 145 ½ feet, more or less, to an alley in the rear.

BEING the same property conveyed to Jean W. Turnley by deed from Paul Louis Budslick, Jr. and sister, Kathy Diane Budslick, individually and as co-trustees, as construed by Decree of the Chancery Court of Davidson County, Tennessee, of record at Minute Book 1P, page 276, of record in Book 5020, page 708, Register's Office for said County.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

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 dated December 1, 1964 and recorded in Book 3837, page 661, and a note secured in a vendor's lien dated April 30, 1976 and recorded in Book 5020, page 708, and modified in Book 5832, page 581, all in the Register's Office for Davidson County, Tennessee, and that the escrow account in connection with the first mortgage deed of trust is hereby transferred to the said grantee.

This is (~~un~~)improved property, known as 1622 16th Avenue South, 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 14th day of December, 1984.

Jean W. Turnley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of December, 1984, before me personally appeared Jean W. Turnley, 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 she executed the same as her free act and deed.

My Commission Expires: 4-21-85

Diane Parker
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6451 PAGE 10

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 259,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 14th day of December, 1984.

My Commission Expires: 4-21-85

_____
Notary Public

WARRANTY DEED

from:
JEAN W. TURNLEY

to:
PERCY WILKINS, JR. ET UX
AND
BOB J. GOLTER ET UX

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

IDENTIF. REFERENCE

DEC 18 10 47 AM '84

REGISTER OF DEEDS
DAVIDSON COUNTY, TN

68807

$11.00 - CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6451 PAGE 11

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
			269000.00-	CAMT.
			673.40	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	679.90-
6301	A	12/18/84	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-70889

IDENTIF. REFERENCE T

DEC 18 10 47 AM '84

FELIX Z. WILSON II REGIST
DAVIDSON COUNTY, TN

No. 94106