6047

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,000.00

X Wanda W. Courter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF SEPTEMBER, 19 84

Notary Public

MY COMMISSION EXPIRES: 4/12/87
(AFFIX SEAL)

BOOK 6454 PAGE 175

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARTIN A. COURTER, et ux	S A M E	(1) 119-1-162
(NAME)	(NAME)	(2) 119-1-139
1317 YORKSHIRE		(3) 119-1-140
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	6DA 15649
BRENTWOOD, TN 37027		6DA 15648
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	6DA 15647

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, JAMES M. McKNIGHT and wife, LOIS LYNN McKNIGHT,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARTIN A. COURTER and wife, WANDA W. COURTER,

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:

SEE ATTACHED LEGAL DESCRIPTION

BEING the same property conveyed to James M. McKnight and wife, Lois Lynn McKnight by deed from Betty G. Davis (Tract 1) of record in Book 4096, page 814, and by deed from Nashville, Chattanooga & St. Louis Railway (Tracts 2 and 3) of record in Book 2046, page 137, Register's Office for Davidson County, Tennessee.

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN
Dec 20 1 16 PM '84
IDENTIF. REFERENCE
I 7 1 6 4 7

This is unimproved (X) improved property, known as 303 305 & 307 GLENROSE AVE
(House Number) (Street) (P. O. Address) (City or Town) (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.

Witness our hand s this 27th day of SEPTEMBER, 1984

James M McKnight
JAMES M. McKNIGHT

Lois Lynn McKnight
LOIS LYNN, McKNIGHT

12/20 212.30 - 1CH60K1

7320

STATE OF TENNESSEE
Davidson County

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THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named JAMES M. McKNIGHT and wife, LOIS LYNN McKNIGHT,

the bargainor, s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of SEPTEMBER 19 84

Commission expires 1/9/87

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) as such _____ and (they) _____, 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

PREPARED BY:
SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201
Phone: 259-3666

LEGAL DESCRIPTION

I. FIRST TRACT: Being the westerly half of Lot No. 1 on the map of the re-subdivision of Lots Nos. 17, 18 and 19, Cumberland Nurseries, a plan of said resubidivsion is of record in Book 161, page 166, Register's Office for said County. Said part of Lot No. 1 fronts 70 feet on the southerly side of Glenrose Avenue and runs back 191 feet, more or less, on the easterly line, and 188 feet on the westerly line, with the easterly margin of Wiekson Avenue, to the northerly line of Lot No. 2, measuring 65-1/2 feet thereon.

SECOND TRACT: Being the southerly 65 feet of the easterly one-half of Lot No. 1 on the Map of the re-subdivision of Lots Nos. 17, 18 and 19, Cumberland Nurseries, a plan of said re-subdivision is of record in Book 161, page 166, Register's Office for said County, described as follows:

BEGINNING at the southeast corner of the property conveyed to The Tennessee Property Company by James M. McKnight and wife, of record in Book 2012, page 451, said Register's Office, said point being 68-1/2 feet east of the easterly margin of Wiekson Avenue in the line between Lots Nos. 1 and 2; thence with the line between said two lots eastwardly 65-1/2 feet to the corner of Lots Nos. 1 and 2; thence northwardly with the easterly line of said Lot No. 1, 65 feet to a point 130 feet south of the southerly margin of Glenrose Avenue; thence westwardly 67 feet, more or less, to the easterly line of said Tennessee Property Company's property; thence with same southwardly 65 feet to the beginning. Being part of the property conveyed to The Nashville, Chattanooga & St. Louis Railway by deed from The Tennessee Property Company, of record in Book 2039, page 1, Register's Office for said County.

THIRD TRACT: Being the westerly part of Lot 20 on t he Plan of Sadler Place, as of record in Book 392, page 31, Register's Office for said County, described as follows: Beginning on the northerly margin of Glenrose Avenue, formerly Mill Creek Road, at the southwest corner of the property conveyed to C. T. Chumley, Sr., and wife, Levie W. Chumley, by deed from The Nashville, Chattanooga & St. Louis Railway, of record in Book 2040, page 281, said Register's Office; thence with Chumley's westerly line northwardly 83 feet, more or less, to an iron pin in the southerly line of Lot 19 on said plan; thence with the southerly line of said lot westwardly 71.4 feet to an iron pin in the easterly margin of Oakland Avenue; thence with said Avenue southwardly 110.7 feet to the northerly margin of Glenrose Avenue; thence with said Avenue eastwardly 73.14 feet to the point of beginning. Being part of the property conveyed to The Nashville, Chattanooga & St. Louis Railway by deed from The Tennessee Property Company, as of record in Book 2039, page 1, Register's Office for said County.

SAID three tracts having been conveyed to James M. McKnight and wife, Lois Lynn McKnight by deed from Nashville, Chattanooga and St. Louis Railway of record in Book 2046, page 137, Register's Office for Davidson County, Tennessee.

II. BEING the westerly part of Lots Nos. 208, 209 and 210 of the Overhill City and W. H. Fox's Subdivision of Blocks 14, 15, 16, 20, 21, 29 and 30, Cumberland Nurseries Subdivision, as of record in Book 332, page 21, Register's Office for said County and described according to a survey made May 30, 1961, by E. L. Miller, Jr., & Company, as follows:

SAID parts of said lots front 68.3 feet on the southerly side of Glenrose Avenue and extend back 120.8 feet on the westerly line and 120.4 feet on the easterly line to a line on the north, measuring 75 feet thereon.

BEING the same property conveyed to Betty G. Davis by deed from Lois Lynn McKnight, of record in Book 4096, page 814, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

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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

78000.00- CAMT.
202.80 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 212.30-
7320A 12/20/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17 1 6 4 7

IDENTIF. REFERENCE

DEC 20 1 16 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 95097