ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
Charles B. Delgado 824 Doulgas Avenue Nashville, TN 37206	Same Same Same	105-10-156 16W-17410

BOOK 6457 PAGE 374

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of a certain Deed of Trust of record in Book 6424, Page 982, Register's Office for Davidson County, Tennessee, to secure to John W. Reynolds and Joseph Reynolds, d/b/a Reynolds Brothers Company, the original principal amount of $36,000.00, payable as therein specified, we, Tim Villager and Phillip G. Hord, have bargained and sold, and by these presents do transfer and convey unto the said Charles B. Delgado, a single person, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 4 on the Map of Douglas Place, as of record in Book 332, Page 130, described as follows: Beginning at the northeast corner of Douglas and Kirkman Avenues; being the southwest corner of said Lot No. 4; thence with the northerly margin of Douglas Avenue; easterly 52.9 feet to the corner of Lots Nos. 3 and 4; thence with the line between said two lots northerly 146 feet to the southerly margin of an alley; thence with said alley westerly 75 feet to the easterly margin of Kirkman Avenue; thence with said Avenue, southerly 150 feet to the point of beginning.

Being the same property conveyed to Tim Villager and Phillip G. Hord by deed from John W. Reynolds and Joseph Reynolds of record in Book 6424, Page 979, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

This is improved property, known as: 824 Douglas Avenue, 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 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.

Whenever 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 hands this 20th day of December, 1984

TIM VILLAGER

PHILLIP G. HORD

I.7.2.5.3.3.

IDENTIF. REFERENCE

DEC 26 1 50 PM '84

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

PAID

12/26 126.10- CHECK

3329

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6457 PAGE 375

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named TIM VILLAGER AND PHILLIP G. HORD, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of December, 1984.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-17-88

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $ 44,000.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 20th DAY OF DECEMBER, 1984.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
7-17-88

This instrument was prepared by:

Rick M. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211

(615) 832-0138

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

RECEIVED OF _____

FOR _____

BOOK 6457 PAGE 376

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

46000.00- CAMT.
119.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 126.10-
8329A12/26/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-7.2.5.3.3.

IDENTIF. REFERENCE

DEC 26 1 00 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 96079