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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,000.00

E. R. Buchi
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF January, 1985.

Connie E. Powers
Notary Public

MY COMMISSION EXPIRES: 3-27-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

RONALD K. NEVIN, Attorney, 2108 Parkway Towers, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
E. R. Buchi DBA Erban Realty (NAME)	E. R. Buchi DBA Erban Realty Co. (NAME)	82-3-312
1017 Pennock Ave. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 41162 (STREET ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37204 (CITY) (STATE) (ZIP)	

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, Ronald K. Nevin, Conservator for Thelma S. Porter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO E. R. Buchi DBA Erban Realty Co.

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:

Land in Davidson County, Tennessee, being the southerly 15 feet of Lot No. 20 and the northerly 40 feet of Lot No. 21 on the Plan of George W. Stainback's Subdivision of part of the Lucy H. Lindsley Tract, as of record in Book 161, page 142, Register's Office for said County.

Said parts of Lots No. 20 and 21 front together 55 feet on the easterly side of Pennock Avenue and run back between parallel lines 145 feet, more or less, to an alley.

Being the same property conveyed to Henry Porter and wife, Thelma S. Porter by deed from Essie Mae Cain, of record in Book 3072, page 157, Register's Office for Davidson County, Tennessee, the said Henry Porter having since died.

Subject to sewer easement of record in Book 4479, page 614, said Register's Office.

I. 7. 6. 8. 0 7

IDENTIF. REFERENCE

JAN 15 1 35 PM '85

FELIX A. WILSON III REGISTER
DAVIDSON COUNTY, TN

PAID

CHECK

This is unimproved ( ) improved (X) property, known as 1017 Pennock Avenue (House Number) (Street) Nashville, TN 37207 (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 my hand this 11th day of January, 1985

Thelma S. Porter by Ronald K. Nevin, Conservator

01/15-43.30-3572

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald K. Nevin, Conservator for Thelma S. Porter

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11th day of January 1985

Commission expires 3-27-88

Connie E Palmer
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 / they) as such _____ and _____, 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
Thelma S. Porter

TO
E. R. Buchi DBA Erban Realty Co.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

18000.00- CAMT.
46.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 53.30-
3572A01/15/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-7680 7

IDENTIF. REFERENCE

JAN 15 1 35 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 101194