Box 30

Box 30 BOOK 6484 PAGE 123

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 50000.00

Subscribed and sworn to before me, this the 17 day of JANUARY 85

19

My commission expires: 3-14-87 (Affix Seal)

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY SOUTHEAST TITLE of Tennessee, Inc.	
Realtors Building, 306 Gay Street, Suite 203, Nashville, Tennessee 37201	
ADDRESS OF NEW OWNER: Timothy J. Quain	SEND TAX BILLS TO: DOBSON & JOHNSON, INC.
1420 Stratton Avenue	One Commerce Place, Suite 1800
STREET ADDRESS Nashville, Tennessee 37206	STREET ADDRESS Nashville, Tennessee 37239
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO. 83-5 408.	23W-9760

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Frances V. Yeargin and Elizabeth Yeargin Whitley

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Timothy J. Quain and Robert F. Clarke, as joint tenants with right of survivorship, not as tenants in common

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

The easterly half of lot Number Six (6) in subdivision of the Ordway Property (formerly in the Eighteenth Civil District) now in the City of Nashville, Davidson County, Tennessee, a plan of which is of record in Book No. 57, page 88 of the Register's Office for Davidson County, Tennessee.

Said easterly half of lot Number Six (6) fronts fifty (50) feet on the south side of Stratton Avenue, and extends back southwardly between parallel lines two hundred and thirty-three (233) feet, more, or less, to an alley.

Being the same property conveyed to Frances V. Yeargin and Elizabeth Yeargin Whitley by deed recorded in Book 6224 at page 719, Register's Office for Davidson County, Tennessee.
This conveyance is subject to taxes for the year 1985 and subsequent years, easements and restrictive covenants of record.

CHECK

THIS IS _____ IMPROVED PROPERTY KNOWN AS 1420 Stratton Avenue, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular 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 17 day of JANUARY 19 85

Frances V. Yeargin

Elizabeth Yeargin Whitley by:

Phillip V. Whitley by Frances V. Yeargin

Frances V. Yeargin

Elizabeth Yeargin Whitley by Frances V. Yeargin

7627

State of Tennessee
County of Davidson

BOOK 6484 PAGE 124

On this 17th day of January, 19 85, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.
My Commission expires:
3-16-87

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

WARRANTY DEED

1:80 1:03:

IDENTIF. REFERENCE

JAN 30 1 33 PM 1985

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

SOUTHEAST TITLE
OF TENNESSEE, INC.
Realtors Building
306 Gay Street Suite 203
Nashville, Tennessee 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17 day of JANUARY, 1985, before me personally appeared Frances V. Yeargin, to me known to be the person who executed the foregoing instrument in behalf of Elizabeth Yeargin Whitley and Phillip V. Whitley, acknowledged that he/she executed the same as the free act and deed of said Elizabeth Yeargin Whitley and Phillip V. Whitley.

My Commission Expires: 3-16-87

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6484 PAGE 125

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

50000.00- CAMT.
130.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 136.50-
7627A01 1/30/85 BAL- .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

FEB 1 0 3:

IDENTIF. REFERENCE

JAN 30 1 33 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 105135