WARRANTY DEED

PREPARED BY:

J. K. WOODARD
Attorney at Law
919 West Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF SUMNER

BOOK 6505 PAGE 406

The actual Consideration or Value whichever is greater for this transfer is $ 28,200.00 .

Mrs Vernon True
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th DAY OF March 198 5 .

J. K. Woodard
Notary Public

My Commission Expires: June 25, 1988

Address New Owner:	Send Tax Bills To:	Map-Parcel
Mr./Mrs. Vernon B. True	Same	Map 71-16
758 Douglas Ave.		Par. 304
Nashville, TN 37207		

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, I, ALVA MARIE PENICK,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO VERNON BROWN TRUE and wife, OPAL CHRISTINE TRUE

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, and being more particular described as follows:

BEING Lot No. 19, on the plan of Thornby Place, as of record in Book 332, Page 3, Register's Office for Davidson County, Tennessee; said Lot No. 19 fronts 50 feet on the south side of Driver Avenue and runs back between parallel lines 132 feet on the West line and 133 feet on the East line to an alley.

BEING the same property conveyed to ALVA MARIE PENICK by Final Decree of Divorce of record in Book 3826, Page 745, Register's Office for Davidson County, TN.

Included in the above description, but expressly excluded from this conveyance is that portion of the property previously conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee for the purposes of widening the streets and alleys, as well as that portion conveyed to the State of Tennessee for the purposes of widening the streets and alleys.

This is ( )unimproved property known as 762 Douglas Avenue, Nashville, Tennessee
(x)improved

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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

03/06 '79 88 CHECK

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 6th day of March, 1985, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Alva Marie Penick
ALVA MARIE PENICK

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, undersigned, a Notary Public in and for said County and State, the within named ALVA MARIE PENICK the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this 6th day of March, 1985.

J. K. Weber
NOTARY PUBLIC

My Commission Expires: Jan 25, 1988

STATE OF TENNESSEE

COUNTY OF _____

Personally appeared before me, undersigned, a Notary Public in and for said County and State, the within named _____ the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at _____, Tennessee, this _____ day of _____, 198_____.

_____
NOTARY PUBLIC

My Commission Expires: _____

FELIA G. WILLIAMS, REGISTER
DAVIDSON COUNTY, TN
MAR 6 4 14 PM 1985
IDENTIFICATION REFERENCE
8 7 3 9 5

STATE OF TENNESSEE

COUNTY OF _____

Before me, undersigned, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted or proved to me upon the basis of sufficient evidence, upon his oath, acknowledged himself to be the _____ of the _____, the within named bargainor, a corporation and that _____ as such _____, 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 _____.

WITNESS my hand and seal at office at _____, Tennessee, on this the _____ day of _____, 198____.

_____
NOTARY PUBLIC

My Commission Expires: _____

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

BOOK 6503 PAGE 408

RECEIVED OF _____

FOR _____

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

28200.00- CAMT.
73.32 CSTAX
.50 PRFEE
6.00 WDEED-
CHECK 79.82-
644 MA03/06/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I.8.7.3.9.5.

IDENTIF. REFERENCE

MAR 6 4 14 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 113692