FORM NO. WD-1

Box 24

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$14,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF March, 19 85.

Notary Public

MY COMMISSION EXPIRES: 4/21/85

(AFFIX SEAL)

BOOK 6512 PAGE 162

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney (NAME) 640 Spence Lane Nashville, Tn. 37217 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rosie L. Turner (NAME)	The Lomas & Nettleton Company (NAME)	Map 81-10
1724 23rd Avenue North (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 62923 (STREET ADDRESS)	Par. 274
Nashville, TN 37208 (CITY) (STATE) (P O ZIP)	Virginia Beach, VA 23462 (CITY) (STATE) (ZIP)	8DA-11530

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, Hattie M. Cole now Jefferson and husband Willie J. Jefferson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rosie L. Turner

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:

BEING Lot No. 349 and the southerly 10 feet of Lot 350 on the Map of J.M., T.J. and G.W. Harding's Subdivision, of record in Book 21, page 80, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a point in the easterly margin of 23rd Avenue North, said point of beginning being located 616 feet northerly from the north margin of Osage Street, running thence with the easterly margin of 23rd Avenue North N6°W 60 feet to an iron pin; thence N82°15'E 157 feet to an iron pin, said iron pin being located in the westerly margin of a 16 foot alley, thence with the westerly margin of said alley S6°E 60 feet to an iron pin located in the westerly margin of said alley, thence S82°15'W 157 feet to the point of beginning.

BEING the same property conveyed to Hattie M. Cole by deed from James W. Harrison and wife, Mary Frances Harrison. Hattie M. Cole having since married Willie J. Jefferson who joins in the execution of this instrument to convey whatever marital rights he may have.

Except for a certain mortgage to The Lomas & Nettleton Company, recorded in Book 3862, page 792, of the Mortgage Records of Davidson County, Tennessee, the unpaid balance of which the Grantees hereby jointly and severally assume and agree to pay as part of the consideration herein; the Grantees also jointly and severally assume the obligations of the Grantor under the terms of the instrument creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. Escrow account and insurance to be transferred to Grantees.

THIS conveyance subject to such easements, setback lines and Restrictive Covenants of record in said Register's Office.

This is unimproved ( ) improved (X) property, known as 1726A 23rd Avenue North (House Number) (Street) Nashville, TN 37208 (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 seised 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 hands this day of March, 19 85

Hattie M. Cole Jefferson
Hattie M. Cole Jefferson

Willie J. Jefferson
Willie J. Jefferson

BOOK 6512 PAGE 163

STATE OF TENNESSEE
Davidson County

Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named Hattie M. Cole Jefferson and Willie J. Jefferson

the bargainors, 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 11th day of March, 19 85

Commission expires My Commission Expires Jan. 10, 1989

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

TO

I 8 9 8 I 8

IDENTIF. REFERENCE

MAR 18 10 16 AM '85

DAVIDSON COUNTY, TN

03/18 43.42- CHECK

3448

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

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

RECEIVED OF _____

FOR _____

BOOK 6512 PAGE 164

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

14250.00- CAMT
36.92 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 43.42-
9448A03/18/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 9 8 1 8

IDENTIF. REFERENCE

MAR 18 10 16 AM '86

DAVIDSON COUNTY, TN

No. 116613