FILE IN BOX #4
FORM NO. WD-1
#85-4-8

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 3,400.00.

William J. Posey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF APRIL, 19 85

Notary Public

MY COMMISSION EXPIRES: 2/10/88

(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTYS., Suite 500, One Church Street Building, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM H. POSEY (NAME)	"OWNERS" (NAME)	MAP 70-4
2018 STRAIGHTWAY A/E (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 144
NASHVILLE, TN 37206 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	#13DA-23825

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, BETTY J. BABB, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM H. POSEY and wife, SUSIE J. POSEY,

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 Lot No. 45 on the Plan of Dewey Heights Addition, as of record in Book 161, Page 94, Register's Office for said County.

SAID Lot No. 45 fronts 50 feet on the northerly side of Ilolo Street and runs back between parallel lines 150 feet to a dead line in the rear.

BEING the same property conveyed to Joe Babb and wife, Betty Babb, by Deed from Fred Lee Frazier and wife, Mary Annette Frazier, of record in Book 4332, Page 926, Register's Office for Davidson County, Tennessee. The Parties having since been divorced and by Decree in the Probate Court for Davidson County, Tennessee, of record in Minute Book 25-A, Page 392, Probate Court Office, title was divested out of Joe Babb and vested in Betty James Babb, a copy of which is recorded in Book 6521, Page 64, Register's Office for Davidson County, Tennessee.

BETTY J. Babb, Betty Babb and Betty James Babb are one and the same person.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

THERE is reserved by the Grantor herein a license to use the driveway located on the subject premises for the use and enjoyment of Mr. & Mrs. James M. White, the owners of the adjoining property located at 2319 Ilolo Street. The subject license to use shall terminate upon the sale or vacanting of the property located at 2319 Ilolo Street by Mr. & Mrs. James M. White.

This is unimproved ( ) improved (XX) property, known as 2317 ILOLO STREET, NASHVILLE, TENNESSEE 37207
(House Number) (Street) (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 4th day of April, 1985

Betty J. Babb
BETTY J. BABB

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 BETTY J. BABB, unmarried,

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of April, 1985.

Notary Public

Commission Expires 2/19/88

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
BETTY J. BABB, unmarried

TO
WILLIAM H. POSEY and wife,
SUSIE J. POSEY

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

1 9 4 5 1 2

IDENTIF. REFERENCE

APR 5 9 18 AM '85

DAVIDSON COUNTY, TN

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

3400.00- CAMT.
8.84 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 15.34-
5409A04/05/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 4 5 1 2

IDENTIF. REFERENCE

APR 5 9 10 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 122418