prepared by
A. Harrison Johnson

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James A. Stein	same	118-01-83
(NAME)	(NAME)	
333 Union St.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	BOOK 6537 PAGE 621
Nashville TN 37219		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ----------TEN----------

----------($10.00)---------- Dollars,

For other good and valuable considerations and cash in hand paid by James A. Stein to Minch, Adams, Krenkel & Eckenfelder, Inc.

have this day bargained and sold, and do hereby transfer and convey unto the said JAMES A. STEIN the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows.

Land in Davidson County, Tennessee, being Lot No. 78 on the Map of Victoria Place, as of record in Book 332, page 10, Register's Office for said County.

Said Lot No. 78 fronts 75 feet on the westerly side of 12th Avenue South, formerly Granny White Pike, and runs back between parallel lines, with the northerly margin of Kirkwood, formerly Augusta Avenue, 150 feet to an alley.

Being the same property conveyed to Minch, Adams, Krenkel, & Eckenfelder, Inc., by deed from Adell R. Bernard and Dorothy S. Goldstein, of record in Book 4530, page 344, Register's Office of Davidson, County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $75,000.00

Subscribed and sworn to before me, this the 17th day of April, 19 85

Affiant

My commission expires (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property known as 2907 (House Number) Twelfth Avenue, (Street) South, (P O Address) Nashville, (City or Town) Tennessee

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered., subject to all matters of record and as otherwise herein set out.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 17th day of April, 19 85, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

MINCH, ADAMS, KRENKEL, & ECKENFELDER

By: Secretary

2507

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, David L. Smith *, a Notary Public in and for said County and State,*

the within named 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 17th *day of* April, 19 85.

David L. Smith
Notary Public

Commission expires 1-21-86

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* W. W. Eckenfelder *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* of the Minch, Adams, Krenkel & Eckenfelder, Inc. *the within named bargainor, a corporation, and that* he *as such being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* himself *as*

Witness my hand and seal, at office in Nashville, Tennessee
this 17th *day of* April, *19* 85.

Notary Public

Commission expires 11-1-87

NOTARY PUBLIC

1980 73

IDENTIF. REFERENCE

APR 19 4 05 PM '85

DAVIDSON COUNTY, TN
FELIX E. DAKE REGISTER

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 6537 PAGE 623

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

75000.00- CONT.
155.00 CSTAX
.50 PRFEE
6.00 WDFEE
CHECK 201.50-
9807A04/19/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 8 0 7 3

IDENTIF. REFERENCE

APR 19 4 08 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 126696