FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,500.00

Martha Child
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF April 1985

Notary Public

MY COMMISSION EXPIRES: May 4, 1987
(AFFIX SEAL)

BOOK 6538 PAGE 656

THIS INSTRUMENT WAS PREPARED BY
Martha Child, 4220 Nolensville Road, Nashville, Tn. 37211
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James F. Stout (NAME)	1728 Ordway Place (NAME)	Map 94
605 S. 11th Street (STREET ADDRESS OR ROUTE NUMBER)	Nashville, Tn. 37206 (STREET ADDRESS)	Parcel A-1
Nashville, Tn. 37206 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	18W 13750

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, Sharron Mauk, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James F. Stout

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 the southerly 48.35 feet of Lot No. 9 on the map of Payne, Blakemore, and Cummings Addition to Nashville, as of record in Book 57, page 70, Register's Office for said County.

Said part of Lot No. 9, fronts 48.35 feet on the easterly side of South 11th Street and runs back between parallel lines, 161 feet to an alley.

Being the same property conveyed to Sharron B. Mauk, by quitclaim deed from Dwayne Bailey, as of record in Book 6040, page 358, said Register's Office

This conveyance is made subject to an indebtedness and deed of trust to Cordell Roberts, et ux, Nadine Roberts of record in Book , page , Register's Office for Davidson County, Tennessee, which seller shall continue to pay. Seller agrees that once this indebtedness is paid, and if Buyer secures a home improvement loan, seller will allow the home improvement lender to assume the position of first mortgage holder. This applies only to a mortgage for home improvements.

This is unimproved {X} improved { } property, known as 605 S. 11th Street, Nashville, Tennessee
(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 19th day of April, 19 85

Sharron B. Mauk

395

STATE OF TENNESSEE
Davidson County

BOOK 6538 PG 657

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sharron Mauk

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 19th day of April, 1985.

Notary Public

Commission Expires 4-21-85

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 _____

I 9 8 4 4 0

WARRANTY DEED

FROM

SHARRON MAUK

TO

JAMES F. STOUT

IDENTIF. REFERENCE

APR 23 8 32 AM '85

FILED AT RECORDED IN REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

RECEIVED OF _____

FOR _____

BOOK 6538 PAGE 658

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
			22500.00-	CAMT.
			58.50	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 65.00-
			0295A04/23/85	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98.4.4.0
I98440
IDENTIF. REFERENCE

Apr 23 8 32 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 127167