File Box 43

FORM NO. WD-1

BOOK 6538 PAGE 885

STATE OF TEXAS }
COUNTY OF DALLAS }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11-2-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. One Union Street, Nashville, TN 37219-0428
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HARRY ENGLERT, JR.	Betty Odum	9W-6175
c/o W. A. Colbert, Attorney (NAME)	Route #1 (NAME)	
207 C W. Main	5592 New Hope Road	Map 92-16
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Grand Prairie, Texas 75050	Hermitage, TN 37076	Par #30
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, RICHARD HARDING ENGLERT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HARRY ENGLERT, JR., a one-third undivided interest

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 an undivided one-third (1/3) interest of all of Lot No. 7 on the Plan of the Subdivision of Lot No. 155 of the Boyd Home Tract, as of record in Book 84, Page 453, Register's Office for said County.

SAID Lot No. 7 fronts 100 feet on the South side of Hayes Street and extends back along 21st Avenue North, 165 feet to an alley in the rear. City No. being 2021 and 2023, Hayes Street, Nashville, Tennessee.

BEING the same property conveyed to Harry Englert and wife, Grace B. Englert, by deeds of record in Book 2017, Page 350 and Book 2396, Page 597, said Register's Office. The said Harry Englert and Grace B. Englert having both since died. The said Harry Englert having predeceased the said Grace B. Englert and title devised to Richard Harding Englert, Harry Englert, Jr. and Walter Englert, a 1/3 interest, share and share alike, by Last Will and Testament of Harry Englert and by Agreement of Last Will and Testament of Grace B. Englert Bitzer as cited in Paragraph (3)(a) of said Agreement, of record in Book 4736, Page 33, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions, easements of record and Lease, dated October 24, 1969 as executed by Mrs. John W. Bitzer and William F. Odum, of record in Book 4679, Page 422, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 2021 and 2023 Hayes Street (House Number) (Street) Nashville, TN (P. O. Address) (City or Town) 37203 (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

Richard Harding Englert

Richard Harding Englert

STATE OF TENNESSEE
Davidson County

BOOK 6538 PAGE 886

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RICHARD HARDING ENGLERT

the 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 my office in Nashville, Tennessee, this 19th day of April 19 85

Commission expires 4/20/86

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
Richard Harding Englert

TO
Harry Englert, Jr.

IDENTIF. REFERENCE

APR 23 10 07 AM '85

FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

1985 3 1

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 887

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

85000.00- CAMT.
221.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 227.50-
0422A04/23/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 8 5 3 1

IDENTIF. REFERENCE

APR 23 10 09 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 127294