This Instrument Prepared By:
J. M. Grissim, Attorney
323 Union Street
Nashville, Tennessee 37201

BOOK 6561 PAGE 12

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.:
STEPHEN AND JAYNE USERY 2113 18th Avenue S. Nashville, Tenn.	Same	104-12-0-208

For and in consideration of the sum to Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, FRANCES SKELLY, has bargained and sold and by these presents does transfer and convey unto the said STEPHEN M. USERY and wife, JAYNE M. USERY the Grantees herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, known as 2113 18th Avenue, South, Nashville, Tennessee.

Land in Davidson County, Tennessee, being Lot No. 14 on the map of Lenox Place, as of record in Book 161, Page 171, Register's Office for said County.

Said Lot No. 14 fronts 50 feet on the westerly side of 18th Avenue South, formerly Baxter Avenue, and runs back between parallel lines 141 feet, more or less, to an alley.

Being the same property conveyed by deed to Max Berkman and wife, Martha K. Berkman of record in Book 3574, Page 549, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Frances Skelly by the Last Will and Testament of Max Berkman, probated on May 14, 1984, docket no. 74853 in the Probate Court for Davidson County, Tennesse.

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 I do covenant with the said Grantees that I am 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 I further covenant and bind myself, my 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.

Whenever used, the singular number shall include the plural, the plural the singular and use of any gender shall be applicable to all genders.

In Witness whereof, I have set my hand on this the 17 day of May, 1985.

FRANCES SKELLY

05/20 [illegible] CHECK

J 0 6 2 2 5

T. IDENTIF. REFERENCE

MAY 20 2 19 PM '85

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

3768

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANCES SKELLY, within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 17 day of May, 1985.

Laura L. Chastain
NOTARY PUBLIC

My Commission Expires: 3-8-89

LAURA L. CHASTAIN NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $ 70000.00.

Frances Skelly
Affiant

Sworn to and subscribed before me this

17 day of May, 1984.

Laura L. Chastain
NOTARY PUBLIC

My Commission Expires: 3-8-89

LAURA L. CHASTAIN NOTARY PUBLIC STATE OF TENNESSEE

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

RECEIVED OF _____

FOR _____

BOOK 6561 PAGE 14

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

70000.00- CAMT.
182.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 188.50-
9768A05/20/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 0 6 2 2 5

IDENTIF. REFERENCE

MAY 20 2 18 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 136406