ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
Calvin L. Tate	Same	104-10-107
512 Lancaster Avenue	Same	26W-07720
Nashville, TN 37212	Same	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Eddy Muzac, unmarried, have bargained and sold, and by these presents do transfer and convey unto the said Calvin L. Tate, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 203 on the Map showing Dr. R. W. Grizzard's Subdivision of part of the Bosley Tract, not of record, described according to a survey made by R. L. Montoya, Suveyor, January 16, 1979, as follows:

Beginning at a point on the northeasterly margin of a 50 ft. unnamed street, 568 1/2 ft. southeasterly from the northeasterly corner of Marlborough Avenue and said 50 ft. unnamed street, being the common corner of Lots 178 and 203; thence with the line between said lots, northeastwardly 190.70 ft. to the corner of said lots and of Lots 172 and 173; thence with the line between Lots 203 and 173, southeastwardly 70 ft. to the line of Lot 174; thence with the line between Lots 203 and Lots 164 and 177, southwestwardly 192.23 feet to the northeasterly margin of said 50 ft. unnamed street; thence with said street, northwestwardly 70 feet to the beginning.

Included in the above description but excluded from this conveyance is a portion of the front of said lot conveyed to the State of Tennessee, by deed of record in Book 4827, Page 754, Register's Office for Davidson County, Tennessee, to which said deed reference is hereby made for a more complete legal description of said taking.

Being the same property conveyed to Eddy Muzac by deed from Raynold Muzac, unmarried, of record in Book 5766, Page 692, Register's Office for Davidson County, Tennessee.

J 2 3 0 8 9

T IDENTIF. REFERENCE

JUL 24 9 48 AM '85

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

This is improved property, known as: 512 Lancaster Avenue, Nashville, TN 37212.

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.

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 22 day of July, 1985.

EDDY MUZAC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6613 PAGE 451

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

Witness my hand and official seal at Nashville, Tennessee, this 22 day of July, 1985.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-17-88

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $42,100.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 22 DAY OF JULY, 1985.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
7-17-88

This instrument was prepared by:

Rick M. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211

(615) 832-0138

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6613 PAGE 455

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			42100.CO- CAPIT.	
			109.46 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 115.96-	
0664A07/24/85			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J23089

IDENTIF. REFERENCE

JUL 24 9 48 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 156790