Mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED BOOK 6619 PAGE 671

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
R. L. Adler, Trustee 1221 Delaware Dr. Nashville, Tn. 37207	Same	Map 18-16 Parcel 109 Field Book- GO-10185 Map 18-16 Parcel 110 Field Book- GO-10183

FOR AND IN CONSIDERATION of the sum of Fifteen Thousand Nine Hundred Dollars ($15,900.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, LARSON E. EVERETT and wife, NURIA P. EVERETT, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said R. L. ADLER, Trustee, hereinafter referred to as the "GRANTEE", with the power to sell, mortgage or convey without the joinder of any beneficiary, his successors in trust 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 easterly 10 feet of Lot No. 1, all of Lot No. 3 and the westerly 25 feet of Lot No. 4 on the Map of James M. Phipp's Addition to Goodlettsville, as of record in Book 547, page 151, Register's Office for Davidson County, Tennessee, described together as follows:

BEGINNING at a point in the northerly margin of Reed or Depot Street, said point being 30 feet West of the dividing line between Lots 4 and 5 on said plan; thence with the margin of said Street, westerly 100 feet to a point, which is 10 feet West of the common corner of Lots Nos. 1 and 3 on said plan; thence northerly, parallel to the dividing line between Lots 1 and 3, 136 feet to a point in the southerly line of Lot No. 2; thence, with the line between Lots 1 and 2, esterly 10 feet to a point in the westerly line of Lot No. 3; thence with the line between Lots No. 2 and 3, northerly 51 feet to a point in the southerly margin of a 10 foot alley; thence with the same, easterly 90 feet to a point, which is 30 feet West of the common corner of Lots Nos. 4 and 5 on said plan; thence southerly, parallel to the line between Lots 4 and 5, 187 feet to the point of beginning.

BEING the same property conveyed to Larson E. Everett and wife, Nuria P. Everett by deed from E. L. Edwards, Jr., Trustee, of record in Book 5727, page 687, Register's Office for Davidson County, Tennessee.

It is the intent of the parties hereto that the GRANTEE, R. L. Adler, Trustee, shall hold title to the property as Trustee and not as an individual, and that the said Trustee shall have the power to sell, mortgage or convey said property, without the joinder of any beneficiary of the said trust.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his successors and assigns, forever.

And we, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except for 1985 taxes, a lien not yet due and payable, prorated and assumed in full by the GRANTEE.

And we, the GRANTORS, do further covenant and bind ourselves, heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand on this the 17 day of July, 1985.

LARSON E. EVERETT

NURIA P. EVERETT

STATE OF TEXAS)
COUNTY OF BEXAR)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LARSON E. EVERETT and NURIA P. EVERETT, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 17th day of July, 1985.

NOTARY PUBLIC

My Commission Expires: OCT 31, 1988

ARTHUR J. HINKEL
Notary Public, State of Texas
My Commission Expires Oct. 31, 1988

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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The actual consideration or value, whichever is greater, for this transfer is $15,900.00

R. L. Adler, Trustee
Affiant

Sworn to and subscribed before me, this the 31st day of July, 1985.

Deanne M. Catley
NOTARY PUBLIC

My Commission Expires: 1-19-88

2:51:63

IDENTIFI REFERENCE

AUG 1 11 15 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6619 PAGE 674

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

159[illegible].CO- CAPIT.
41.34 CSTAX
.50 PRFE[illegible]
9.00 WDE[illegible]
CHECK 50.84-
3286A08/01/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2516 3

IDENTIFICATION REFERENCE

Aug 1 11 15 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 159354