THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
James F. Throckmorton 1426 Tyne Boulevard Nashville, Tennessee 37215	Same	BH-02060 118-7-32

BOOK 6537 PAGE 437

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, John Fogaros and wife, Opal Fogaros hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James F. Throckmorton hereinafter called the Grantee, Grantee's 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 Lot No. 39 on the Map of Berrywood, being in the Sixth Civil District of said County, of record in Plat Book 1835, page 24, Register's Office for said County.

SAID Lot No. 39 fronts 78.0 feet on the northeasterly margin of Larmon Avenue and extends back 157.2 feet on the southerly line and 115.0 feet on the northwesterly line to a broken line in the rear, measuring 103.0 feet thereon.

BEING the same property conveyed to John Fogaros and wife, Opal Fogaros by deed from Bruce Shearin and wife, Ann Haynes Shearin, of record in Book 4429, page 791, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

3 0 9 2 6 IDENTIFICATION REFERENCE Aug 23 12 00 PM '85 FELIX Z. WILKINSON II REGISTER DAVIDSON COUNTY, TN

This is (un)improved property, known as 2702 Larmon Drive, Nashville, Tennessee 37211.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 22nd day of August, 1985.

Opal Fogaros

John Fogaros

STATE OF TENNESSEE
COUNTY OF Davidson

On this 22nd day of August, 1985, before me personally appeared John Fogaros and wife, Opal Fogaros, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

My Commission Expires: July 18, 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____ _____
Notary Public

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STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 67,000.00.

James F. Throckmorton
Affiant

Subscribed and sworn to before me, this the 22nd day of August, 1985

My Commission Expires: 10-24-88 _____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

from:
John Fogaros and wife, Opal Fogaros

to:
James F. Throckmorton

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157 dp
(TN-24061)

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

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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

67000.00- CONT.
174.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 180.70-
0331A08/23/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30926

IDENTIFICATION REFERENCE

Aug 23 12 00 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 166224