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

B048

ADDRESS NEW OWNER:
James Edward Douglas
937 Douglas Avenue
Nashville, Tennessee 37204

SEND TAX BILLS TO:
Central Mortgage Company
148 Garrett Road
P. O. Box 179
Upper Darby, PA 19082

MAP-PARCEL NUMBERS:
22W-4395
105-13-285

BOOK 6649 PAGE 658

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, William E. Harkey and wife, Connie N. Harkey hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James Edward Douglas 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 the easterly 50 feet of Lot No. 87 on the Waverly Land Company's Plan of lots called Waverly Place, of record in Book 57, page 95, Register's Office, Davidson County, Tennessee.

SAID part of Lot No. 87 fronts 50 feet on the southerly side of Douglas Avenue and runs back between parallel lines 286.7 feet, more or less, to an alley.

BEING the same property conveyed to William E. Harkey and wife, Connie N. Harkey by deed from Phillip G. Hord and wife, Julie Ann Hord and Lewis W. Farris, of record in Book 6021, page 458, 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.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid principal balance of a note secured by a first mortgage deed of trust to Capitol Mortgage Corporation, of record in Book 6151, page 187, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

This is (un)improved property, known as 937 Douglas Avenue, Nashville, Tennessee 37204.

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 5th day of September, 1985.

Connie N. Harkey

William E. Harkey

STATE OF TENNESSEE
COUNTY OF Davidson

On this 5th day of September, 1985, before me personally appeared William E. Harkey and wife, Connie N. Harkey, 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/she executed the same as their free act and deed.

My Commission Expires: 10-24-88

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___.

BOOK 6649 PAGE 659

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration or value, whichever is greater, for this transfer is $ 49,148.11.

_____
Affiant

Subscribed and sworn to before me, this the 5th day of September, 1985.

My Commission Expires: 10-24-88

_____
Notary Public

WARRANTY DEED

from:
William E. Harkey and wife, Connie N. Harkey

to:
James Edward Douglas

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157 dp
(TN-24101)

FELIX Z. MILSOM II REGISTER
DAVIDSON COUNTY, TN
Sep 6 | 30 PM '85

IDENTIFICATION REFERENCE

6649 344

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6649 PAGE 660

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
			49148.11-	CAMT.
			127.66	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	134.16-
4524A09/06/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 4 4 6 6.

IDENTIFICATION/REFERENCE

SEP 6 1 50 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 170314