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

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Winston W. Dyer, ETUX 811 S. 12th St. Nashville, Tn. 37206	Same as new owner	Map 94-1 Pars 185 & 186 18W-14550-14555

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FRANCIS LORENE HOLT HALL, Executrix of the estate of Eddie Eliza Booker, deceased, and FRANCIS LORENE HOLT HALL and ROBERT EDWARD BOOKER, individually, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said WINSTON W. DYER and wife, DELORES C. DYER, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot Nos. 179 and 180 in Payne, Blakemore & Others Addition to Nashville, Tennessee, as per plan of record in Book 57, page 70, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 179 fronts 42.35 feet on the East side of South 12th Street and runs back between paralle lines 94 feet on the south line and 98.45 feet on the north line to an alley.

Said Lot No. 180 fronts 50.25 feet on the east side of South 12th Street and runs back between parallel lines 98.45 feet on the south line and 103.9 feet on the north line to an alley.

Being the same property conveyed to E. E. Booker by County Court Clerk's deed dated November 29, 1943 of record in Book 1136, page 279, Register's Office, Davidson County, Tennessee; and the said E. E. Booker, being one and the same person as Eddie Eliza Booker, died testate on April 9, 1985, survived by his children, Frances Lorene Holt Hall and Robert Edward Booker as his only heirs-at-law and the only beneficiaries under his Last Will and Testament, the estate of Eddie Eliza Booker having been probated in the Probate Court of Davidson County, Tennessee with Frances Hall named as Executrix, Docket No. 76436; and, the said Probate Court for Davidson County, Tennessee ordered the sale of the above described property to satisfy the debts and obligations of the estate of Eddie Eliza Booker.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1) 1985 State & County taxes, prorated between the parties and paid in full.

2) Such restrictions as may be applicable to the land in question.

3) Any existing or visible easements.

4) The Plan of record in Book 57, page 70, said Register's Office.

And We, the GRANTORS, 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.

WITNESS our hands on this the 23rd day of October, 1985.

Frances Lorene Holt Hall
FRANCES LORENE HOLT HALL, as Executrix of the estate of Eddie Eliza Booker, deceased

Frances Lorene Holt Hall
FRANCES LORENE HOLT HALL, individually

Robert Edward Booker
ROBERT EDWARD BOOKER, individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named FRANCES LORENE HOLT HALL, as Executrix of the estate of Eddie Eliza Booker, deceased, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 23rd day of October, 1985.

Mrs. Brenda M. Pierce
NOTARY PUBLIC

My Commission Expires: 4/19/87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named FRANCES LORENE HOLT HALL and ROBERT EDWARD BOOKER, 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 23rd day of October, 1985.

Mrs. Brenda M. Pierce
NOTARY PUBLIC

My Commission Expires: 4/19/87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

Winston W. Hagen
Affiant

Sworn to and subscribed before me, this the 24th day of October, 1985.

Deanne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-9-88

IDENTIFICATION REFERENCE
OCT 28 9 10 AM 1985
47873

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6693 PAGE 183

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

40[illegible].00- CAMA
104.00 CSTAX
.50 PRFEE
9.00 MORTG
CHECK 113.50-
0588A10/28/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47873

IDENTIFICATION REFERENCE

OCT 28 9 10 AM '85

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY

No. 185951