THIS INSTRUMENT PREPARED BY: EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

WARRANTY DEED

BOOK 6707 PAGE 52

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
B. R. SANFORD, ET AL	SAME	MAP 83-14
(NAME)	(NAME)	
2616 Pennington Bend Road		PARCEL 321
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville Tn 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

MILES H. GERALDS AND WIFE, BEVERLY GERALDS, hereinafter referred to as Grantors, *has bargained and sold, and does hereby transfer and convey unto the said* B. R. SANFORD AND E. A. BARRY, as tenants-in-common, hereinafter referred to as Grantees, their *(successors), heirs and assigns, certain real estate in* Davidson *County, Tennessee, as follows:,*

Being the easterly half of Lot No. 54 on the Plan of Edgefield Land Company's First Subdivision, as of record in Book 57, page 130, Register's Office for said County, described as follows:

Said part of Lot No. 54 fronts 32½ feet on the southerly side of Boscobel Street, formerly Rothschild Avenue, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Miles H. Geralds and wife, Beverly Geralds, by deed of record in Book 5603, page 398, Register's Office for Davidson County, Tennessee; and further being the same property conveyed to Miles H. Geralds and wife, Beverly Geralds, by Quitclaim Deed from James Kenneth Pitts and Martin Pitts, which Quitclaim Deed is recorded simultaneously herewith.

Miles H. Geralds and Miles H. Gearlds are one and the same person.
Beverly Geralds and Beverly Gearlds are one and the same person.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 19,000.00

Subscribed and sworn to before me, this the 5 day of November 19 85

B.R. Sanford
Affiant

My commission expires: 3/8/89
(Affix Seal)

Carolyn F. Waddey
Notary Public

unimproved ( )
This is improved (XX) property, known as 1802 Boscobel Street, Nashville, TN
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their *(successors), heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.*

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand*s *this* 5 *day of* November, *19* 85, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Miles H. Geralds

Beverly Gearlds

3644

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,*
MILES H. GEARLDS AND WIFE, BEVERLY GEARLDS

the within named bargainor S*, with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Goodlettsville *Tennessee this* 5th *day of* November *, 1985*

Carolyn F. Waddey *Notary Public*

Commission expires 3/8/89

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... *, a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* ..... *he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* .....

Witness my hand and seal, at office in ..... *this* ..... *day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

5.2118.

IDENTIFICATION REFERENCE

Nov 12 8 36 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED
FROM
TO

EAST END TITLE, INC.
405 TWO MILE PIKE
GOODLETTSVILLE, TN 37072
615 - 859-4871

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6707 PAGE 54

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

19000.00- CAMT.
49.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 55.90-
5644A11/12/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5211 8

IDENTIFICATION REFERENCE

Nov 12 8 26 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 190873