BOOK 5707 PAGE 850 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48000.00

Bessie D. Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF November 1985

Thomas C Jones
Notary Public

MY COMMISSION EXPIRES: 3-8-89
(AFFIX SEAL)

NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE
AT LARGE

THIS INSTRUMENT WAS PREPARED BY

ROBERT F. SPANN, 707 Nashville City Bank Bldg., Nashville, Tn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MAXIE BIENER, ETAL (NAME)	SAME (NAME)	Map 71-8
210-25th Ave N, Suite 123 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 253, 254 and 255
Nashville Tenn 37203 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE Bessie D. Jones, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Maxie Biener and Morris Kraft

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

See Exhibit "A" Attached

52407

IDENTIFICATION REFERENCE

Nov 12 2 58 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (✓) property, known as 623 Trinity Lane Nashville 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 the same is unencumbered, unless otherwise herein set out; and we 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 12th day of November, 19 85

Bessie D. Jones
BESSIE D. JONES

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STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bessie D. Jones

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of November, 1985.

Commission Expires 3-8-89

Thomas C. Jones
Notary Public

THOMAS C. JONES NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

BESSIE D. JONES

TO

MAXIE BIENER AND MORRIS KRAFT

Attorneys Title Company, Inc.
Titles Guaranteed

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

DESCRIPTION:
EXHIBIT "A"

TRACT I:
Land in Davidson County, Tennessee, being Lot no. 32 on the Map of Section One, Joywood Heights, not of record, described according to a survey made by Z.J. Wilkin: Surveyor, June 12, 1946, as follows:

Beginning on the northerly margin of Trinity Lane at the corner of Lots Nos. 31 and 32; thence with the line between said two lots northwardly 217 feet to the common corner of Lot Nos. 31,32,43 and 44; thence with the line between Lots Nos. 32 and 43, eastwardly 60 feet to the common corner of Lots Nos. 32, 33,42 and 43, thence with the line between Lots Nos. 32, and 33, southwardly 217 feet to the northerly margin of said Lane; thence with said Land westwardly 60 feet to the beginning.

Being the same property conveyed to Maury Larkin Jones and wife Bessie D. Jones by deed from A.R. Woodroof and wife Hettie Woodroof of record in Book 1415, page 33, Register's Office for Davidson County, Tennessee. The said Maury Larkin Jones having since died.

TRACT II:
Land in Davidson County, Tennessee being Lot Number 34 on the Map of Section 1, Joywood Heights, not of record, described according to a survey made by Z.J. Wilkinson, Surveyor, June 12, 1946, as follows:

Beginning on the northerly margin of Trinity Lane at the corner of Lots Numbers 34 and 35; thence with the line between said Lots Numbers 34 and 35 northwardly 217 feet to the common corner of Lots Numbers 34,35,40 and 41 ; thence with the lin between said Lots Numbers 34 and 41, westwardly 60 feet to the common corner of Lots Numbers 34,41,42 and also of Lot Number 32 Forrest Hill; thence with the line between said Lot Number 34 and Lot Number 32 of Forrest Hill, southwardly 212 feet to a point on the northerly margin of said Trinity Lane; thence with the northerly margin of said Trinity Lane,eastwardly 60 feet to the beginning.

Being the same property conveyed to Maury L. Jones and wife Bessie D. Jones by deed from Allen Dobson and wife Martha Ballard Dobson of record in Book 1415, page 72, Register's Office for Davidson County, Tennessee. The said Maury L. Jones having since died.

TRACT III:
Land in Davidson County, Tennessee, being Lot No. 32 on the Plat of Forest Hill Subdivision of the Conroy Tract a Plan of which is of record in Book 547, page 41, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 32 fronts 75 feet on the northerly side of Trinity Avenue and runs back between parallel lines 220 feet to a dead line.

Being the same property conveyed to M.L. Jones by deed from The American Trust Company , as Trustee of record in Book 692, page 704, Register's Office for Davidson County, Tennessee. The said M.L. Jones having since died.

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

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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

48000.00- CONVEY
124.80 CSTAX
.50 PROBATE
9.00 MORTG
CHECK 134.30-
6016A11/12/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52407

IDENTIFICATION REFERENCE

Nov 12 2 58 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 191242