THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, TN 37238

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WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jacalyn Carruth Waddell (NAME)	Same (NAME)	Map 71-14
1154 Westmin Hendersonville, Tenn (STREET ADDRESS OR ROUTE NUMBER) 37075	(STREET ADDRESS)	Parcel 20
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ---------- *Dollars,*

cash in hand paid by Jacalyn Carruth Waddell and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

James Pinkard, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Jacalyn Carruth Waddell

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lots 32, 33 and the southerly 38 feet of Lot 34 on the Map of J. B. Haynie's Grove Plan, of record in Book 57, page 64, Register's Office for said County.

Said Lots 32 and 33 front 50 feet on the east side of Birch Avenue and the southerly 38' of Lot 34 fronts 38' on the east side of Birch Avenue and all run back between parallel lines 125 feet to an alley.

An easement for adequate water and adequate sewerage with respect to Lots Nos. 32, 33 and the southerly portion of Lot No. 34 on the Map of said J. B. Haynie's Grove Plan which easement is of record in Book 3159, page 175, Register's Office for said County.

Being the same property conveyed to James Pinkard by Installment Deed of record in Book 5664, page 759, Register's Office for Davidson County, Tennessee, from M. H. Webb and wife, Ida Nell Webb.

As part of the aforesaid consideration, Grantee assumes payment of an indebtedness in the original principal amount of $11,000.00 secured by vendor's lien retained in Installment Deed of record in Book 5664, page 759, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 13,500.00

Affiant

Subscribed and sworn to before me this the 20th *day of* December *19* 85

My commission expires: 4/17/88 *(Affix Seal)*

Notary Public

unimproved ( )
This is improved (XX) property, known as 103 Fern Avenue *(House Number)* *(Street)* *P.O. Address:* Nashville *(City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs 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.

Whenever 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 our hands this 20th *day of* December *19* 85 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James Pinkard

James Pinkard, unmarried

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me Margie DeMoss, *a Notary Public in and for said County and State* James Pinkard, unmarried

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

Witness my hand and official seal at Nashville, *Tennessee, this* 20th *day of* December, *19* 85.

Margie DeMoss
Notary Public

Commission expires 4/17/88

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 (or proved to me on the basis of satisfactory evidence), 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 _____

WARRANTY DEED

FROM

James Pinkard

TO

Jacalyn Carruth Waddell

WEBB REALTY COMPANY
914 NORTH FIRST STREET
NASHVILLE, TENNESSEE 37207
BOX 8044
PHONE 262-0713

MAIL ENCL.

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN
DEC 30 8 44 AM '85

IDENTIFICATION REFERENCE

64459

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

1350.00- CONT.
35.10 CSTAX
.50 PRFEE
6.00 MORTG
CHECK 41.60-
0600A 12/30/05 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 4 4 5 6

IDENTIFICATION REFERENCE

DEC 30 9 44 AM '05

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 205484