BOOK 6756 PAGE 440

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

ALBERT B. MALONEY

TO

CHARLES D. CARTER and wife, DONNA R. CARTER and JOHN N. MYHR and wife, LAURA MYHR

For draftsman's use

This Instrument Prepared By:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. BOX 2707
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles D. Carter, etal (NAME)	Same (NAME)	105-10 296
700 Benton Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	105-10 356
Nashville, TN 37204 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

6655 30

IDENTIFICATION REFERENCE

JAN 6 2 03 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

RUSH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$275,000.00 John M. Myhr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF January 1986.

Annie D. Smith
Notary Public

MY COMMISSION EXPIRES: 5-13-89

(AFFIX SEAL)

STATE OF TENNESSEE

For and in Consideration of the sum of TEN AND NO/100 ($10.00)---------- DOLLARS cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknoweldged

I, ALBERT B. MALONEY

have bargained and sold, and by these presents do transfer and convey unto the said CHARLES D. CARTER and wife, DONNA R. CARTER and JOHN N. MYHR and wife, LAURA MYHR their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT NO. 1:
Land in Davidson County, Tennessee, being the easterly portion of Lots Nos. I7, 18, 19 and 20 and all of Lot No. 21 in W. C. Cleveland's Addition to Waverly Place, as of record in Book 332, page 50, Register's Office for said County, and More particularly described according to a survey made by Hickerson and Hickerson, Engineers, dated September 7, 1963, as follows:

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BEGINNING on the northerly margin of Benton Avenue at the Southeast corner of lot No. 21, said point is also the intersection with the westerly line of the right-of-way of the L. & N. Railroad; running thence with the westerly line of said Railroad right-of-way northwardly 434 feet to the southerly line of Lot No. 6 in Bransford Realty Company's Subdivision of the Horton Plan; thence with the southerly line of said lot No. 6 and crossing an abandoned alley westwardly 152 feet to the easterly margin of a 10-foot alley; said alley is alley No. 678 of the City of Nashville, as re-located and re-established by Ordinance No. 397 of the City of Nashville, enacted by the City Council of said City on April 20, 1926, and tracing or location of said alley, as so re-located and re-established appears on Plate 59 on the Sewer Atlas of the City of Nashville in the office of the Engineer of said City, and on Plate 28 of G. M. Hopkins' Atlas of said City, 1908, in the office of said Engineer, together with an easement for sewerage purposes through, over and across the easterly part of said Lot No. 19; thence with the easterly margin of said alley, southwardly 222.3 feet to a point in the easterly margin of said alley, said point is 10 feet east of the south-east corner of Lot No. 17 in the western boundary line of Lot No. 21; thence with the western boundary line of Lot No. 21 southerly 200 feet to a point in the northerly margin of Benton Avenue; thence with the northerly margin of Benton Avenue eastwardly 215 feet to the point of beginning.

TRACT NO. 2: Being the easterly part of Lot No. 6 on the Plan of Bransford Realty Company's Subdivision of the southern part of Lot No. 10 in the Horton Plan, as of record in Book 421, page 68, Register's Office for said County. Said part of Lot No. 6 fronts 52 feet on the westerly side of an alley and extends back 140.5 feet on the southerly line and 125.8 feet on the northerly line to the easterly line of the property owned by Martha Tillman Norvell, and measures 51 feet, more or less, on said line.

This is unimproved ( ) improved (X) property, known as 700 Benton Ave., Nashville, Tenn. 37204
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said CHARLES D. CARTER and wife, DONNA R. CARTER and JOHN N. MYHR and wife, LAURA MYHR, their heirs and assigns, forever.

And I do covenant with the said CHARLES D. CARTER and wife, DONNA R. CARTER and JOHN N. MYHR and wife, LAURA MYHR that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except as hereinabove mentioned and taxes for the year 1986, which are a lien but not yet due and payable and which the Grantees herein agree to assume and pay.

And I, ALBERT B. MALONEY

do further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to the said land to the said CHARLES D. CARTER and wife, DONNA R. CARTER and JOHN N. MYHR and wife, LAURA MYHR, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 2nd day of January, 19 86, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Albert B. Maloney

Ethel L. Maloney

Ethel L. Maloney

Being the same property conveyed to Albert B. Maloney by deed from Martha Ballard Dobson, of record in Book 3618, page 438, Register's Office for Davidson County, Tennessee.

Subject to easements and restrictions as mentioned on the Plan of record in Book 332, page 50 and in Book 421, page 68, said Register's Office; and an easement for sewer as set out in the deed from Continental Can Company, Inc., to Martha Ballard Dobson, of record in Book 950, page 135, Register's Office for Davidson County, Tennessee.; and an easement for overhead bridge across southeast corner of premises as shown on survey made by Hickerson & Hickerson, Engineers, dated September 7, 1963.

Ethel L. Maloney, wife of the said Albert B. Maloney, joins in the execution of this conveyance for the purpose of conveying and releasing any rights which she might have in said property by reason of the marital status.

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STATE OF TENNESSEE
Davidson County.

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Personally appeared before me, Annie G. Smith, a Notary Public in and for said County and State, the within named ALBERT B. MALONEY and wife, ETHEL L. MALONEY

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

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of January, 19 86.

Annie G. Smith Notary Public

Commission Expires 5-13-89

STATE OF .....
County of .....

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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

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

_____ Notary Public

Commission Expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 _____

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

275000.00- CONT.
715.00 STAX
.50 PRFEE
12.00 MTG TX
CHECK 727.50-
3156A01/06/86 B/L .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.6.5.3.0

IDENTIFT REFERENCE

JAN 6 2 33 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 207978