FILE BOX "7" FILE NO. 17761 BOOK 5774 PAGE 179 file 7 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JANUARY 1986

Notary Public

MY COMMISSION EXPIRES: 1-10-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANTHONY MORABITO, Trustee	S A M E	92-13
(NAME) P. O. Box 121017	(NAME)	321
(STREET ADDRESS OR ROUTE NUMBER) Nashville 37212	(STREET ADDRESS)	11W 80105
(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 FRANCIS C. WOODARD, a widow,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANTHONY MORABITO, Trustee with full power to mortgage, convey, and encumber without joinder of any third party beneficiary,

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:

LAND in the 5th, formerly the 11th, Ward of the City of Nashville, Davidson County, Tennessee, being Lot No. 95 on the Shields' New West Nashville Plan of Lots, as of record in Book 57, page 77, Register's Office for said County, and a strip of ground lying between the east line of said lot and the west line of New Pilcher Street, now 37th Avenue North.

SAID Lot No. 95 and said strip of ground fronts 50 feet, more or less, on the westerly side of 37th Avenue North, and runs back between parallel lines to an alley, measuring 50 feet on said alley.

BEING the same property conveyed to Edward H. Woodard and wife, Francis C. Woodard by deed from James Herbert Pardue and wife, Bessie Lee Pardue of record in Book 2743, Page 175, Register's Office for Davidson County, Tennessee. The said Edward H. Woodard having since died.

This is unimproved ( ) improved (XX) property, known as 239 37th Avenue, North, Nashville, Tennessee 37209
(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 our hand s this 29th day of JANUARY, 19 86

FRANCES C. WOODARD

STATE OF TENNESSEE }
Davidson County }

BOOK 6774 PAGE 180

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named FRANCIS C. WOODARD, a widow,

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 29th day of January, 19 86.

Commission Expires 1-10-89

Janet S. Davis
Notary Public

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

TO

IDENTIFICATION REFERENCE

72992

JAN 31 10 31 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

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

RECEIVED OF _____

FOR _____

BOOK 6774 PAGE 181

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

1600.00- CONT
31.00 CSTAX
.50 PRFEE
6.00 MISC
SUBTOT 37.50-
0926A01/31/86 ATL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.2992

IDENTIFICATION REFERENCE

JAN 31 10 31 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY

No. 215561