BOOK 6776 PG 489 FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,000.00

Gary T. LaVone
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January 19 86

Notary Public

MY COMMISSION EXPIRES: 1-12-88

(AFFIX SEAL)

File #6

THIS INSTRUMENT WAS PREPARED BY FILE BOX 48
STEVEN G. WATERS — 2019 RICHARD JONES ROAD, SUITE 204 — NASHVILLE, TN 37215

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary T. LaVone	Mortgage Trust Company	
(NAME)	(NAME)	
904 McMahan Avenue	2401 Hillsboro Road, Suite 100	61-10-141
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37216	Nashville, TN 37212	15DZ-3990
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Herbert H. Woodroof and wife, Mary W. Woodroof

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary T. LaVone, unmarried

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 Davidson County, Tennessee, being parts of Lots Nos. 10 and 11 on the Plan of Phillips Subdivision, as of record in Book 2083, page 41, Register's Office for said County.

Said parts of Lots Nos. 10 and 11 front 74.71 feet on the turnaround of McMahan Avenue and running back between lines 135.5 feet on the easterly side and 125.03 feet on the westerly side to a dead line in the rear and measuring 125.25 feet on said dead line along the southerly margin of said subdivision.

Being the same property conveyed to Herbert H. Woodroof and wife, Mary W. Woodroof by deed from Harold B. Brown and wife, Mary Armistead Brown of record in Book 2861, page 357, Register's Office, Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

Subject to restrictions of record in Book 2198, page 127, and Book 2242, page 373, Book 2282, page 442, Book 2340, page 329, said Register's Office.

7.38.29

IDENTIFICATION REFERENCE

FEB 4 10 15 AM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 904 McMahan Avenue, Nashville, TN 37216
(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 31st day of January, 19 86

Herbert H. Woodroof

Herbert H. Woodroof

Mary W. Woodroof

Mary W. Woodroof

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Herbert H. Woodroof and wife, Mary W. Woodroof

the 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 Nashville, Tennessee, this 31st day of January 19 86.

Commission expires 1-10-89

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Herbert H. Woodroof and wife, Mary W. Woodroof

TO

Gary T. LaVone, unmarried

RETURN TO:

STEVEN G. WATERS
Attorney at Law
2019 Richard Jones Road
Suite 204
Nashville, TN 37215

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
			56000.00- DA IT.	
			148.00 ORTAX	
			.50 PRFEE	
			6.00 MRETF	
			CHECK 154.50-	
			1520A02/04/86 CAL .50	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.3829 IDENTIFY REFERENCE FEB 4 10 15 AM 86 FELIX Z. WILSON, REGISTER DAVIDSON COUNTY, TENN.

No. 216535