BOOK 6781 PAGE 673

FORM NO. WB-1

File Box 24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $3,000.00

Larry Prater
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF February, 19 86

Gary N. Black
Notary Public

MY COMMISSION EXPIRES: 5/13/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney (NAME) 640 Spence Lane Nashville, Tn. 37217 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Larry P. & Karen J. Prater (NAME)	Same (NAME)	Map 83-14
709 Newhall Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 250
Nashville, TN 37206 (CITY) (STATE) (P. O ZIP)	(CITY) (STATE) (ZIP)	23W-03400

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, Albert Vernon Bell, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry P. Prater and wife, Karen J. Prater

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:

BEING Lot No. 335 on the Edgefield Land Company's Second Subdivision, of record in Book 57, page 152, Register's Office for Davidson County, Tennessee.

SAID Lot No. 335 fronts 50 feet on the north side of Boscobel, formerly Rothschild, Avenue, and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Albert Vernon Bell, Jr. by deed from Mary E. Bell, a widow, of record in Book 6099, page 401, Register's Office for Davidson County, Tennessee.

Grace S. Bell joins in the execution of this instrument to convey whatever marital rights she may have.

This conveyance subject to such easements, setback lines and Restrictive Covenants of record in Register's Office for Davidson County, Tennessee, and Metropolitan Codes Letter of record in Book 6656, page 464, said Register's Office

Taxes for 1986 have been pro-rated and assumed by Grantee.

This is unimproved (XX) improved ( ) property, known as 1611 Boscobel Street (House Number) (Street) Nashville, TN 37206 (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 5th day of February, 19 86

Albert Vernon Bell, Jr.

Grace S. Bell

CLERK 02/12 14:30 4178

STATE OF TENNESSEE
Davidson County

BOOK 6781 PAGE 674

Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named Albert Vernon Bell, Jr. and Grace S. Bell

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 5th day of February 1986

Commission expires 5/13/89

Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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

Albert Vernon Bell, Jr.

TO

Larry P. Prater and wife,

Karen J. Prater

7.5.6.2.5.

IDENTIFICATION REFERENCE

FEB 12 1 17 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6781 PAGE 675

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
			7.80	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	14.30-
			417340 2/12/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.5.6.2.5

IDENTIFICATION REFERENCE

FEB 12 1 17 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 218722