This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

RUBY W. MAXWELL and husband,

CLIFFORD L. MAXWELL

TO

EARLENE C. WHITED

Mail

For draftsman's use

This instrument prepared by
JAMES G. LACKEY, III
Attorney at Law
Suite 210, Peach Court Bldg.
P. O. Box 1223
Brentwood, TN 37027

BOOK 6783 PAGE 197

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Earlene C. Whited (NAME)	Same (NAME)	71-8-99
417 East Trinity Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	FB #12DZ 01880
Nashville, TN 37207 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

7.6 | 8 6 IDENTIFICATION REFERENCE

FEB 14 | 22 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 40,000.00 Earlene C. Whited
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th DAY OF February 1986

Notary Public

MY COMMISSION EXPIRES: 10/24/88

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE

For and in Consideration of the sum of ----Forty Thousand and No/100 ($40,000.00) ---------- DOLLARS, cash in hand paid, receipt of which is hereby acknowledged,

WE, RUBY W. MAXWELL (formerly Morgan) and husband, CLIFFORD L. MAXWELL.

have bargained and sold, and by these presents do transfer and convey unto the said Earlene C. Whited, unmarried, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 202 on the Plan of Joywood Heights, Section One, as of record in Book 1130, page 91, Register's Office for said County, and described according to a survey made by T. R. Sanford, dated January 8, 1965, as follows:

Said lot fronts 60 feet on the north side of Trinity Lane and extends back between parallel lines, 210 feet to a dead line.

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Being the same property conveyed to J. E. Morgan and wife, Ruby W. Morgan by deed from Allen Dobson and wife, as of record in Book 1383, page 658, said Register's Office, the said J. E. Morgan having since died, and the said Ruby W. Morgan having since remarried and now being Ruby W. Maxwell.

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Included in the above description but specifically excluded from the conveyance is the following:

Being a part of Lot No. 202 on the Plan of Joywood Heights, Section One, as of record in book 1130, page 91, Register's Office for said County, and described according to a survey made by T. R. Sanford, dated January 8, 1965, as follows:

Beginning at a point, being the southeastern corner of property belonging to Ruby M. Maxwell, said point being common to Parcel 100 on map 71-8, as recorded in Book 3823, page 273 of the R.O.D.C., Tennessee; thence westerly along the existing northern right-of-way line of East Trinity lane, bearing N 84 degrees 01' 26" W, 60 feet, more or less, to a point on the common property line of parcels 99 and 98 on Map 71-8; thence along said property line, bearing N 5 degrees 58' 34" E, 5 feet, more or less, to a point; thence in a straight line, bearing S 84 degrees 01' 26" E, 60 feet, more or less, to a point on the common property line of Parcels 99 and 100 on Map 71-8; thence along said property line, bearing S 5 degrees 58' 34" W, 5 feet, more or less, to the point of beginning and containing therein an area of 300 square feet, more or less.

Being the same property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from Ruby M. Maxwell and husband, Clifford L. Maxwell, of record in Book 6018, page 475, Register's Office for Davidson County, Tennessee.

This conveyance is subject to property taxes for 1986 which have been prorated and assumed by Grantee, matters set out on the Plan of record in Plat Book 1130, page 91, said Register's Office, and easements of record affecting the premises.

This is ( ) unimproved (X) improved property, known as 417 E. Trinity Lane, Nashville, TN 37207
(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 Earlene C. Whited, her heirs and assigns, forever.

And we do covenant with the said Earlene C. Whited 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.

And we, Ruby W. Maxwell and husband, Clifford L. Maxwell do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Earlene C. Whited, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 11th day of February, 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.

Ruby W. Maxwell
RUBY W. MAXWELL

Clifford L. Maxwell
CLIFFORD L. MAXWELL

Form No. WD3b

STATE OF TENNESSEE
Davidson County.

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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, 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 WILLIAMSON

Personally appeared before me, James G. Lackey III, a Notary Public in and for said County and State, the within named Ruby W. Maxwell (formerly Morgan) and husband, Clifford L. Maxwell

.....

(or proved to me on the basis of satisfactory evidence)
the bargainors, 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 Brentwood, Tennessee, this 11th day of February, 1986.

James G. Lackey, III
Notary Public

Commission Expires 10/24/88

JAMES G. LACKEY, III NOTARY PUBLIC STATE OF TENNESSEE LARGE

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, 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.....

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.6.1.8.6

IDENTIFICATION REFERENCE

FEB 14 1 22 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 219408