ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
William Parker & Harold M. Garner (NAME)	SAME (NAME)	91-4-47
148 Luna Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Field Book #
Nashville, Tennessee, 37211 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	11W61065

WARRANTY DEED

BOOK 6792 PAGE 117

For and in consideration of the sum of Ten and no/100 ---------- $10.00---------- DOLLARS

Cash in hand paid by William Palker and Harold M. Garner, the receipt of which is hereby acknowledged and other good and valuable consideration including the assumption of the balance due on two promissory notes dated October 26, 1983 and October 23, 1985 in the original principal sums of $15,977.28 and $2,885.44 respectively, which are secured by Deeds of Trust of record in Books 6164, page 64 and Book 6690, page 409, Register's Office of Davidson County, Tennessee, I, Dewey Lamar Nichols, Grantor,

have hargained and sold, and by these presents do transfer and convey unto the said William Parker and Harold M. Garner

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the south 48 feet of Lot No. 3 on the Map of the Subdivision of Lots Nos. 25 and 26 of the County Lands, being a Subdivision of part of Lot No. 42 of Clifton Plan, as of record in Book 161, page 149, Register's Office for said county.

Said part of Lot No. 3 fronts 48 feet on the east side of 40th Avenue North and runs back between parallel lines 125 feet to an alley.

Being the same property conveyed to Dewey Lamar Nichols, by deed from Mallernee Realty Company, Inc., of record in Book 2199, page 200, Register's Office for Davidson County, Tennessee.

7.92 3.7: IDENTIFICATION REFERENCE

FEB 28 12 00 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 1040-40th Avenue North (House Number) (Street)
Nashville, Tennessee 37209 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 26 Th day of February, 19 86.

Dewey Lamar Nichols
DEWEY LAMAR NICHOLS

02/28 5:30 CHECK

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6792 PAGE 118

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dewey Lamar Nichols

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of February, 1986.

My commission expires 10/19/86 Notary Public Pamela Darlene Sivells

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 20,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Dewey Lamar Nichols
DEWEY LAMAR NICHOLS

Sworn to and subscribed before me this 26th day of February, 1986.

My commission expires 10/19/86 Notary Public Pamela Darlene Sivells

This instrument was prepared by:
ROBERT GREENE, ATTORNEY, Suite 201, Citizens Plaza, 400 Deaderick Street, Nashville, Tennessee 37219
Name Address

WARRANTY DEED
FROM
DEWEY LAMAR NICHOLS
TO
WILLIAM PARKER AND HAROLD M. GARNER

Robert Greene
Petway, Blackshear & SMITH
Attorneys at Law
Suite 201, Citizens Plaza
Nashville, Tennessee 37219
(615) 244-4850

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

RECEIVED OF _____

FOR _____

BOOK 6792 PAGE 119

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

22898 A D- CAMT.
58.00 CSTAX
.50 PRFEE
0.00 WDEED
CHECK 58.50-
B542AD2/28/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.9 2 3.7

IDENTIFICATION REFERENCE

FEB 28 12 00 PM '86

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 222981