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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Patricia Nichols
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th DAY OF March 1986.

Rita E. Pearsy
Notary Public

MY COMMISSION EXPIRES: 5/13/88

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Ronald K. Nevin, Attorney, 2108 Parkway Towers, Nash., TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia Nichols & John W. Fleming, Jr. (NAME)	(NAME)	83 14-366
1703 Russell Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37206 (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, Calvin Lawless & wife, Blanche Lawless

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patricia Nichols & John W. Fleming Jr.

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 the westerly 30 feet of Lot 95 and the easterly 20 feet of Lot No. 96 in the Subdivision of the Priest Home Place a plan of which is not of record according to an unregistered plan, said parts of said lots 95 and 96 front together 50 feet on the northerly side of Russell Street and run back between parallel lines 160 feet to an alley.

Being the same property conveyed to Calvin Lawless and wife Blanche Lawless by deed from E. K. Grayson and wife Frances E. Grayson of record in Book 5613, page 654, Register's Office for Davidson County, Tennessee.

8 5 7 6 3

IDENTIFICATION REFERENCE

MAR 25 | 28 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

CHECK
This is unimproved ( ) improved (x) property, known as 1703 Russell Street, Nashville, Tennessee 37206
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

03/25 10:33

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 hands this 25th day of March, 19 86

Calvin Lawless
CALVIN LAWLESS

Blanche Lawless
BLANCHE LAWLESS

325B

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Calvin Lawless & Blanche Lawless

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 25th day of March 19 86

Commission expires 5/13/89

Rita E. Perry
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

Calvin Lawless & Blanche Lawless

TO

Patricia Nichols & John W. Fleming, Jr.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

40000.00- CAMT.
104.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 110.50-
6258A03/25/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8573

IDENTIFICATION REFERENCE

MAR 25 1 28 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 230498