FILE BOX 45

STATE OF TENNESSEE BOOK 6821 PAGE 916
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Charles H. Dennard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF April, A.D. 1986

Patricia Rudd
Notary Public

MY COMMISSION EXPIRES: 9/19/87

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENN.

THIS INSTRUMENT WAS PREPARED BY

GREGORY M. GALLOWAY - 1161 Murfreesboro Road - Suite 316 - Nashville, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C. N. Dennard	Owner	MAP 104-15
(NAME)	(NAME)	
2600 W. Linden Avenue		PARCEL 125
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37212		24W 10125
(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, Theckla Estelle Lowe Parker, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO C. N. Dennard, a married person a 99% undivided interest and Cindy L. Lockart, unmarried, a 1% undivided interest

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 the westerly 25 feet of Lot No. 4 and the easterly 50 feet of Lot No. 5 on the map of Sunset Park, of record in Plat Book 332, page 132, Register's Office for said County.

Said part of Lot Nos. 4 and 5 front together 75 feet on the northerly side of West Linden, formerly Sunset, Avenue and extend back between lines 161.5 feet, more or less, to a dead line.

Being the same property conveyed to Theckla Estelle Lowe Parker, a widow, by deed from Buford Lee Lowe, III and wife, Jeannie Benefial Lowe and Alvin Ferrell Lowe and wife, Irene P. Lowe, of record in Book 6604, page 253, said Register's office.

This conveyance is subject to Restrictive Covenants of record in Book 4663, Page 21 and Book 4639, page 264, Register's Office for said County.

88380

IDENTIFICATION REFERENCE

APR 4 3 45 PM '86

FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TN

This is (unimproved ( ) improved XX) property, known as 2600 W. Linden Avenue, Nashville, TN 37212
(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 heir 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 covey 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 my hand this 2nd day of April, 1986

Theckla Estelle Lowe Parker

Theckla Estelle Lowe Parker

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6821 PG 917

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Theckla Estelle Lowe Parker

the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 2nd day of April, 1986.

Commission expires 9/9/89

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 (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / 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

Theckla Estelle Lowe Parker

TO

C. N. Dennard and Cindy L. Lockart

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

GREGORY M. GALLOWAY
ATTORNEY AT LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 6321 PAGE 918

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

80[illegible].00- CAMT.
200.00 CSTAX
.50 PRFEE
6.00 MDFLD
CHECK 214.50-
0061A04/04/86 BAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88980

IDENTIFT REFERENCE

APR 4 3 45 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 234217