STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 6839 PAGE 386

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,500.00

Bessie G. Reid
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF April, 19 86

Notary Public

MY COMMISSION EXPIRES: July 18, 1987

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, 325 PLUS PARK BOULEVARD, NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bessie G. Reid (NAME)	SAME (NAME)	MAP 73-13
1814 Rosebank Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 22
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	15DZ60515

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, Joel F. Throneberry, Jr. and wife, Betty L. Throneberry

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bessie G. Reid, a 1/2 undivided interest, and Bobbie R. Reid and Wife, Mary E. Reid, a 1/2 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 Lot No. 68 on the Plan of Section 1, Henderson Gardens, as of record in Book 2900, page 75, Register's Office for Davidson County, Tennessee.

Beginning with a point in the northeasterly margin of Guest Drive at the common corner of Lots 68 and 69; thence with the line between said lots 115.4 feet in a northeasterly direction to a point at the common corner of Lots 64, 67, 68, and 69; thence with the line between lots 67 and 68, 163.9 feet in a southeasterly direction to a point in the northwesterly margin of Rosebank Avenue; thence with said margin 100.0 feet in a southwesterly direction to a point which is the beginning of a curve; thence around said curve 37.15 feet in a northwesterly direction to a point in the northeasterly margin of Guest Drive; thence along said mrgin 81.39 feet in a northwesterly direction to the point of Beginning.

Being the same property conveyed to William D. McNutt and wife, Leona Kathleen McNutt by deed from Joel Throneberry, Jr. and wife, Betty L. Throneberry of record in Book 4747, page 423, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easement, restrictions, and building setback lines of record.

unimproved ( )
This is improved (X) property, known as 1814 Rosebank Avenue, Nashville, TN 37216
(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 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 24th day of April, 19 86

Betty L. Throneberry

Joel F. Throneberry, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6839 PAGE 387

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joel F. Throneberry, Jr. and wife, Betty L. Throneberry

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 24th day of April 19 86

Commission expires July 18, 1987

Notary Public

STATE OF TENNESSEE

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
Joel F. Throneberry, Jr.
Betty L. Throneberry

TO
Bessie G. Reid
Bobby R. Reid
Mary E. Reid

Return to:
LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

IDENTIFICATION REFERENCE

APR 25 3 57 PM '86
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

95077

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

RECEIVED OF _____

FOR _____

BOOK 6839 PAGE 388

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

69500.00- CAMT.
180.70 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 187.20-
731.1A04/25/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95077

IDENTIFICATION REFERENCE

APR 25 3 57 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 241302