THIS INSTRUMENT PREPARED BY:
JOSEPH B. PITT, JR., ATTORNEY
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238
G250915
File Box #35

BOOK 6839 PAGE 396

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nelda Sturgeon (NAME)	Nelda Sturgeon (NAME)	
916 3rd Avenue, South (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 150403 (STREET ADDRESS)	Map 93-15
Nashville, TN (CITY) (STATE) (ZIP)	Nashville Tn 37215 (CITY) (STATE) (ZIP)	Parcel 275

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ----------

----------($10.00)----------*Dollars,*

Cash in hand paid by Nelda Lee Sturgeon and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

George X. Buche and Larry L. Miller

have this day bargained and sold, and do hereby transfer and convey unto the said Nelda Lee Sturgeon

the Grantors herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, described as follows:

Being Lot No. 38 and the north 12 feet of Lot No. 39 on the Map of McGehee's Addition to Nashville, as of record in Minute Book "A", page 368, of the Chancery Court at Nashville.

Said Lot No. 38 and said part of Lot No. 39 adjoin and front together 52 feet on the easterly side of 3rd Avenue South and run back between parallel lines, along the northerly margin of McCann Street, formerly Hill's Alley, as now widened and located, to an alley in the rear.

Being the same property conveyed to George X. Buche and Larry L. Miller, by deed from Frank C. Ingraham, Trustee, Talmadge A. Reed, and A. M. Downing of record in Book 4986, page 295, Register's Office of Davidson County, Tennessee.

George X. Buche and George X. Buche, Jr. are one and the same person.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 85,200.00

Subscribed and sworn to before me this the 25th *day of* April *19* 86

Affiant Nelda Lee Sturgeon

My commission expires: 5-20-87

(Affix Seal)

Notary Public Judy A Dobbs

NOTARY PUBLIC

unimproved ( )
This is improved ( ) property, known as 916 3rd Avenue, South, Nashville, Tennessee
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 25th *day of* April *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.*

George X. Buche

Larry L. Miller

OFFICIAL RECEIPT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6839 PAGE 397

Personally appeared before me the undersigned *, a Notary Public in and for said County and State* ~~George X. Buche and Larry L. Miller~~ *the within named bargainor* s *, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), 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* April *, 19* 86

Commission expires 5-20-87

Judy A Dobbs
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 (or proved to me on the basis of satisfactory evidence), 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 _____

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

FILED & RECORDED IN REGISTER'S OFFICE
DAVIDSON COUNTY, TN
APR 25 3 59 PM '86

IDENTIFICATION REFERENCE

95080

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

RECEIVED OF _____

FOR _____

BOOK 6839 PAGE 398

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

85203 CO- CAMT
221.52 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 228.02-
7314404/25/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

950880

IDENTIFICATION REFERENCE

APR 25 3 59 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 241305