BOOK 6855 PAGE 617 Box 8 cg

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
William J. Tallent
3425 Hampton Avenue
Nashville, TN 37215

MORTGAGEE:
None

MAP-PARCEL NUMBERS:
MAP 117-6
PARCEL 080
7DA-24325

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Marion Thurman and wife, Eva M. Thurman hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto William J. Tallent and wife, Evelyn C. Tallent hereinafter called the Grantee, Grantee's 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 part of Lot No. 27 on the Plat of Hillsboro Heights, not of record, described according to a copy of a survey thereof made in May, 1910, by W. B. Southgate, Civil Engineer, as follows:

BEGINNING at a point on the southerly margin of Hampton Avenue 1390 feet west of the center line of 23rd Avenue South; thence with the southerly margin of Hampton Avenue westwardly 110 feet to the line between Lots Nos. 27 and 28; thence with said line, southwardly 345.7 feet to the common corner of Lots Nos. 27, 28, 30 and 31; thence with the line between Lots Nos. 27 and 31, eastwardly 110 feet; thence northwardly and parallel with the dividing line between Lots Nos. 27 and 28, 345.2 feet, more or less, to the beginning.

BEING the same property conveyed to Marion Thurman and wife, Eva M. Thurman by deed from James McAfee and wife, Matilde McAfee, of record in Book 6122, page 573, Register's Office for Davidson County, Tennessee.

0036 IDENTIFICATION MAY 13 2 22 PM '86 FELIX E. WILSON, JR. REGISTER DAVIDSON COUNTY, TENN.

This is (un)improved property, known as 3425 Hampton Avenue, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 6th day of May, 19 86.

Eva M. Thurman

Eva M. Thurman

Marion Thurman

Marion Thurman

STATE OF TENNESSEE
COUNTY OF Davidson

On this 6th day of May, 1986, before me personally appeared Marion Thurman and wife, Eva M. Thurman, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $461,000.00.

William J. Tallent
_____
Affiant

Subscribed and sworn to before me, this the 6th day of May, 1986.

My Commission Expires: 10-7X-88

_____
Notary Public

WARRANTY DEED

from:
Marion Thurman and wife, Eva M. Thurman

to:
William J. Tallent and wife, Evelyn C. Tallent

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-25089

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

461000.00- CAPIT.
1190.60 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 1205.10-
351-A05/13/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00361

IDENTIFICATION REFERENCE

MAY 13 2 22 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 247355