Box 8 | 6

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

BOOK 6859 PAGE 784

ADDRESS NEW OWNER:
Richard P. Stein
1515 Kirkwood Avenue
Nashville, TN 37212

MORTGAGEE:
GMAC MORTGAGE, INC.
P.O. Box 780
Waterloo, Iowa 50704

MAP-PARCEL NUMBERS:
24 W 13395
MAP 117-4
PARCEL 295

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, Joseph G. Dillon, Jr. hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Richard P. Stein and wife, Lisa Stein 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 Lot No. 99 on the map of Victoria Place, of record in Book 332, page 10, Register's Office for said County.

SAID Lot No. 99 fronts 69.9 feet on the southerly margin of Kirkland Avenue, also known as Kirkwood Avenue, formerly Augusta Avenue, and extends back 123.6 feet on the easterly line and 124 feet on the westerly line to an alley in the rear, measuring 69.9 feet thereon.

BEING the same property conveyed to Joseph G. Dillon, Jr. by deed from Thomas H. Alexander and wife, Jo Ann Alexander, of record in Book 5755, page 403, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

0 1 7.8 4

IDENTIFICATION REFERENCE

MAY 19 10 19 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 1515 Kirkwood Avenue, Nashville, TN 37212.

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 15th day of May, 19 86

Pamela B. Dillon

Joseph G. Dillon, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

On this 15th day of May, 19 86 before me personally appeared Joseph G. Dillon, Jr., 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 his free act and deed.

My Commission Expires: 11-1-87

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6859 PAGE 785

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 $ 46,500.00.

_____
Affiant

Subscribed and sworn to before me, this the 15th day of May, 1986.

My Commission Expires: 11-1-87

_____
Notary Public

WARRANTY DEED

from:
Joseph G. Dillon, Jr.

to:
Richard P. Stein and wife, Lisa Stein

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

Box 8 cc

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

46500.00- CAMT.
120.90 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 127.40-
6240A05/19/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 1 7.8 4.

IDENTIFI REFERENCE

MAY 19 10 19 AM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY TN

No. 249035