Mail

THIS INSTRUMENT WAS PREPARED BY: M. NORRIS JENKINS, ATTORNEY AT LAW
4015 Travis Drive, Nashville, TN 37211

BOOK 6872 PAGE 81

WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel Nos.:
RANDOLPH R. SHERLING	SAME	82-12-161
c/o Sherling Tire & Rubber		82-12-216
337 Vivelle Avenue		
Nashville, TN 37210		

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00) Dollars, cash in hand paid by Randolph R. Sherling and wife, Virginia B. Sherling, the Grantees, to Wayne Smelser, the Grantor, the receipt of which is hereby acknowledged, and other good and valuable considerations; I, Wayne Smelser, the Grantor, have this day bargained and sold, and do hereby transfer and convey unto the said Randolph R. Sherling and wife, Virginia B. Sherling, the Grantees, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Being Lot Nos. 24, 25 and 26 on the Plan of Leek's Subdivision of Arthur Tract as of record in Book 547, page 54, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Wayne Smelser by deed from James R. Conner and wife, Cathy Conner of record in Book 5871, page 16, Register's Office for Davidson County, Tennessee.
>
> This is improved property at 909, 911, 913 Marina Street and unimproved property at 403 Myrtle Street, Nashville, Tennessee.
>
> Taxes for the 1986 are prorated and assumed by the Grantees herein.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Randolph R. Sherling and wife, Virginia B. Sherling, their successors, heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to

said real estate to said Randolph R. Sherling and wife, Virginia B. Sherling, their successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 29th day of May, 1986, at Nashville, Tennessee.

Lent Wayne Smelser
WAYNE SMELSER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Wayne Smelser, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of May, 1986.

My Commission Expires:
11-12-89

Phyllis Keenan
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $60,000.00.

Randolph R. Sherling
AFFIANT

Subscribed and sworn to before me, this 29th day of May 1986, at Nashville, Tennessee.

My Commission Expires:
11-12-89

Phyllis Keenan
NOTARY PUBLIC

MAY 30 1 45 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
IDENTIFICATION REFERENCE
0.5.6.7.8.

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

60 REC.FEE- CANT.
156.00 CSTAX
.50 PRFEE-
6.00 MISC
CHECK 162.50-
5813405/30/86 3:4L .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 5 6 7 8

IDENTIFICATION REFERENCE

MAY 30 1 46 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 253511