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:
Drakes Branch Associates
51 Lindsley Avenue
Nashville, TN. 37210

MORTGAGEE:
same

MAP-PARCEL NUMBERS:
MAP 104-1
PARCEL 280
25W-08410

WARRANTY DEED

BOOK 6873 PAGE 640

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, Andrew S. Wendell and wife, Dorothy C. Wendell hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Drakes Branch Associates 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. 32 and 33 on the plan of Part of West Grove Subdivision, of record in Book 421, page 87, Register's Office for said County.

SAID Lot No. 32 fronts 50 feet on the easterly margin of 40th Avenue North and extends back between parallel lines 160 feet to an alley.

SAID Lot No. 33 fronts 55.2 feet on the easterly side of 40th Avenue North and runs back between parallel lines with the southerly margin of Nebraska, formerly Grand Avenue, 160 feet to an alley.

BEING part of the same property conveyed to Andrew S. Wendell and wife, Dorothy C. Wendell by deed from Etna Lee Birdwell, unmarried, of record in Book 5669, page 819, said Register's Office, as to Lot No. 32. Being the same property conveyed to Andrew S. Wendell and wife, Dorothy C. Wendell by deed from Frank C. Carpenter and wife, Denise A. Carpenter, of record in Book 5751, page 562, said Register's Office, as to Lot No. 33.

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

This is (un)improved property, known as 210 & 212 40th Ave. No., Nashville, TN. 37209.

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 30th day of May, 1986.

Dorothy C. Wendell

Andrew S. Wendell

STATE OF TENNESSEE
COUNTY OF Davidson

On this 30th day of May, 1986, before me personally appeared Andrew S. Wendell and wife, Dorothy C. Wendell, 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: 11-1-87

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6873 PAGE 641

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~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 40,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 30th day of May, 1986.

My Commission Expires: 11-1-87

_____
Notary Public

0: 6: 1: 2 2

IDENTIFICATION REFERENCE

JUN 2 11 34 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

from:
Andrew S. Wendell and wife, Dorothy C. Wendell

to:
Drakes Branch Associates

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

TN 25190

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6873 PAGE 642

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

40000.00- CAMT.
104.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 110.50-
0283A06/02/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0: 6: 1: 2 2:

IDENTIFI REFERENCE

JUN 2 11 34 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 253969