L# 4305920
D# 2745
Bov 14

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
Sandra K. Ashburn 4209 Dakota Avenue Nashville, Tennessee 37209	Fidelity Federal Savings & Loan 401 Union Street Nashville, Tennessee 37219	91-16 277

WARRANTY DEED BOOK 6896 PAGE 229

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **J.V. Taylor, M.D.** and wife, **Nesta Taylor**, have bargained and sold, and by these presents do transfer and convey unto the said **Sandra K. Ashburn**, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 110, Block 5 on the Map of Charlotte Park Company's First Addition to West Nashville, of record in Book 57, Page 103, Register's Office for said County.

SAID Lot fronts 50 feet on the southerly side of Dakota Avenue and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to J.V. Taylor, M.D. and wife, Nesta Taylor by deed from James E. Davidson and Shirley G. Davidson Terry of record in Book 6778, Page 22, said Register's Office for Davidson County, Tennessee.

IDENTIFICATION REFERENCE
JUN 24 3 14 PM '86
98.
137.69

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

This is improved property, known as: **4209 Dakota Avenue, Nashville, Tennessee 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 GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

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 23rd day of May, 1986.

J.V. Taylor, ~~M.D.~~ D.D.S

and wife, **Nesta Taylor**

STATE OF GEORGIA
COUNTY OF Hall

BOOK 6896 PAGE 230

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **J.V. Taylor, M.D.** and wife, **Nesta Taylor**, the 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 Gainesville, Georgia, this 23rd day of May, 1986.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-88

****

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $57,000.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 19th DAY OF January, 1986.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

May 13, 1989

This instrument was prepared by:

Rick M. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211

(615) 833-5858

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

RECEIVED OF _____

FOR _____

BOOK 6896 PAGE 231

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

5100.00- CAMT.
132.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 139.10-
9338A06/24/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

137-6

IDENTIFICATION REFERENCE

JUN 24 3 14 PM '86

FELIX Z. WILSON II
DAVIDSON COUNTY REGISTER
NASHVILLE, TN

No. 262840