file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0127

ADDRESS NEW OWNER:
Patricia A. Lavorini
2704 Fairfax Avenue
Nashville, TN. 37212

MORTGAGEE:
SAME

MAP-PARCEL NUMBERS:
MAP 104-11
PARCEL 085
24W-06670

BOOK 6918 PAGE 963

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, Gerald H. Langley, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Patricia A. Lavorini 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 the described 24th Ward of the City of Nashville, Davidson County, Tennessee.

BEGINNING at a point in the northerly margin of Fairfax Avenue, formerly Jones Avenue, at the southerly corner of the property conveyed to Pauline Summers by deed of record in Book 3463, page 633, Register's Office for Davidson County, and being the southwesterly corner of the herein described property; thence, leaving Fairfax Avenue, formerly Jones Avenue, in a northerly direction with the easterly line of the Summers property 167 feet, more or less, to a point located on the southerly margin of an alley, at the northeasterly corner of the Summers property and being the northwesterly corner of the herein described property; thence, easterly 70 feet, with the northerly margin of said alley, to a point at the northwesterly corner of the property conveyed to Bradley E. Smith by deed of record in Book 4966, page 635, Register's Office for Davidson County, and being the northeasterly corner of the herein described property; thence, southerly 167 feet, more or less, with the westerly line of the Bradley E. Smith property to a point on the northerly margin of Fairfax Avenue, formerly Jones Avenue; thence, westerly with the northerly margin of said Avenue 70 feet, to the point of beginning.

Being the same property conveyed to Gerald H. Langley, unmarried by deed from Shirley Nichols Svenson and husband, Ernest O. Svenson of record in Book 6165, page 312, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein

This is (un)improved property, known as 2704 Fairfax 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 14th day of July, 19 86

Gerald H. Langley

STATE OF TENNESSEE
COUNTY OF Davidson

On this 14th day of July, 19 86, before me personally appeared Gerald H. Langley, unmarried, 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.

WILKINS JR. NOTARY PUBLIC

My Commission Expires: 10-7-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6518 PAGE 967

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 $ 129,000.00

Patricia A. Lavarini
Affiant

Subscribed and sworn to before me, this the 14th day of July, 1986.

My Commission Expires: 10-7-88

Notary Public

Continuation of Warranty Deed Description

referenced plan of record in said Register's Office.

98 JUL 13 AM 11 91 JUL '86

WARRANTY DEED
from:
Gerald H. Langley, unmarried
to:
Patricia A. Lavorini

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

TN-25379

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6918 PAGE 968

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
			129000.00- BASE.	
			361.20 STAX	
			.50 PRFE.	
			6.00 MISC	
			CHECK 367.70-	
7801	A07/16/86		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20993

IDENTIFICATION REFERENCE

JUL 16 11 13 AM '86

REGISTER OF DAVIDSON COUNTY

No. 271166