GRANTOR: LIZBETH ANN PALMER
and husband, WILLIAM H. CHAMBERS

GRANTEE: THOMAS N. STERN

Address New Owner(s): Send Tax Bills To:

346 Waring Road — Same

Memphis, TN 38117

This instrument prepared by:
Jane B. Forbes
Attorney at Law
347-B Main Street
Franklin,
Tennessee 37064

Map: 104-12 :
Parcel: 262
24 W 1905

WARRANTY DEED

BOOK 6945 PAGE 275

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, WE, LIZBETH ANN PALMER and husband, WILLIAM H. CHAMBERS, have bargained and sold, and by these presents do hereby transfer and convey unto THOMAS N. STERN, his heirs and assigns forever, the following described real property located in the city of Nashville, Davidson County, Tennessee:

> Being Lot NO. 23 on the Map of Lenox Place of record in Book 161, page 171, Register's Office for Davidson County, Tennessee. Said Lot NO. 23 fronts 50 feet on the easterly side of 18th Avenue, South, formerly Baxter Avenue, and runs back between parallel lines 140 feet to an alley.
>
> And being the same property conveyed to Lizbeth Ann Palmer and husband, William H. Chambers, by deed of Peggy B. Turner of record in Book 6400, page 662, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all improvements and appurtenances, estate, title and interest thereto belonging to the said THOMAS N. STERN, his heirs and assigns forever.

AND WE, LIZBETH ANN PALMER, and husband, WILLIAM H. CHAMBERS, do covenant with the said THOMAS N. STERN, his heirs and assigns, that We are lawfully seized and possessed of said land and have a good and lawful right to sell and convey it, and the same is unencumbered except as follows:

(1) Metropolitan taxes for the year 1986 which are a lien but not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument and the Purchaser will be responsible for the payment of said taxes.

IDENTIFICATION REFERENCE

AUG 11 9 36 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

30167

AND GRANTORS FURTHER COVENANT and binds themselves, their heirs and representatives to warrant and forever defend the title to said land to the said THOMAS N. STERN, his heirs and assigns against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF Grantors have caused their signatures to be affixed hereto this the 2d day of August, 1986.

Lizbeth Ann Palmer
LIZBETH ANN PALMER

William H. Chambers
WILLIAM H. CHAMBERS

STATE OF Tennessee)
COUNTY OF Williamson)

Personally appeared before me, Jane B. Forbes a Notary Public in and for said County and State, LIZBETH ANN PALMER and husband, WILLIAM H. CHAMBERS; the within named bargainors with whom I am personally acquainted, and who acknowledged or proved to me on the basis of satisfactory evidence, that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee on this the 2d day of August, 1986.

Jane B. Forbes
NOTARY PUBLIC

My Commission Expires: 11-28-87

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $83,000.00.

David C. Stern
AFFIANT

SUBSCRIBED AND SWORN TO before me,

this 2d day of August, 1986.

Jane B. Forbes
NOTARY PUBLIC
My Commission Expires: 11-28-87

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

RECEIVED OF _____

FOR _____

BOOK 6945 PAGE 277

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

830CC.CO- CANT.
232.40 CSTAX
.50 PRFE
6.00 WDE'D
CHECK 238.90-
8391A08/11/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30167

IDENTIFICATION REFERENCE

AUG 11 9 37 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 281505