THIS INSTRUMENT PREPARED BY:
STEWART , BLACK & UNDERHILL
ATTORNEYS AT LAW
223 MADISON STREET
SUITE 108
MADISON, TENNESSEE 37115

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ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP AND PARCEL NOS.
ALTON E. MCCONNELL	SAME	MAP 43-9
300 NAWAKWA TRAIL	SAME	PARCEL 97
MADISON, TN 37115	SAME	11D-57665

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, receipt and sufficiency of which are hereby acknowledged; BETTY LYLE SMITHSON MEADOR, VIRGINIA SMITHSON LUNDY and HELEN SMITHSON PICKEL, DEVISEES, under the Will of BIRDIE ADAMS HENDERSON, Deceased, hereinafter referred to as " GRANTOR(S) ", have this day bargained and sold, and by these presents do hereby transfer and convey unto the said , ALTON E. MCCONNELL , hereinafter referred to as " GRANTEE(S) ", his heirs and representatives, certain real estate in Davidson County, Tennessee being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor(s) in and to any easement and right-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This is improved property known as 241 CUmberland Ave., Madison, Tn 37115 .

TO HAVE AND HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee(s) his heirs and representatives forever, and we covenant with the said Grantee(s), his heirs and representatives, that we are lawfully seized and possessed of the "Property" in fee simple, and we are a good right to convey it, and that the same is unencumbered except as set forth on Exhibit "B" attached hereto and incorporated herewith.

Grantor(s) further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the "Property" to Grantee(s), his heirs and representatives the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor(s) have caused this Warranty Deed to be executed as of the 15th day of August, 1986.

X Virginia Smithson Lundy
VIRGINIA SMITHSON LUNDY

X Betty Lyle Smithson Meador Administratrix
BETTY LYLE SMITHSON MEADOR

X William H. Lundy
WILLIAM H. LUNDY

X Helen Smithson Pickel
HELEN SMITHSON PICKEL

W. C. Meador, Jr
W. C. MEADOR, JR.,

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The Actual Consideration or Value, whichever is greater for this transfer is $30,200.00 .

Helene McConnell
AFFIANT

Subscribed and sworn to before me this the 5th day of August, 1986.

Diana L. Montgomery
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named BETTY LYLE SMITHSON MEADOR et vir, W. C. MEADOR, JR. and HELEN SMITHSON PICKEL, the Bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within named instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, this 15th day of August, 1986.

My Commission Expires: 11-12-89

Diana L. Montgomery
NOTRAY PUBLIC

X STATE OF MICHIGAN)
COUNTY OF ROSCOMMON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named VIRGINIA SMITHSON LUNDY et vir, WILLIAM H. LUNDY , the Bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within named instrument for the purposes therein contained.

WITNESS my hand and official seal at Roscommon, Michigan, this 8th day of August, 1986.

Melvin T. McCutcheon
NOTARY PUBLIC Melvin T. McCutcheon

MY COMMISSION EXPIRES: Oct 18, 1987

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" EXHIBIT A "

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being the southerly 95 feet of the westerly part of Lot No. 17 of Block "D" on the Map of Woodlawn Estates, of record in Book 843, page 82, Register's Office for said County.

Said Lot No. 17 fronts 50 feet on the northerly side of Cumberland Street and runs back between parallel lines 85 feet to a dead line.

Being the same property conveyed to V. C. Henderson et ux, Birdie Henderson by Warranty Deed from Arthur Maxwell et ux, Gladys Maxwell of record in Book 1339, page 26, Register's Office for Davidson County, Tennessee, the said V. C. Henderson having predeceased Birdie Henderson and Birdie Henderson died March 15, 1986. Under the Last Will and Testament of Birdie Adams Henderson, of record in Will Book 154, page 26, Probate Court for Davidson County, Tennessee, property was devised to Betty Lyle Smithson, now Betty Lyle Smithson Meador, Virginia Smithson Lundy and Helen Smithson Pickel.

The said Birdie Henderson and Birdie Adams Henderson were one and the same person.

William H. Lundy, husband of Virginia Smithson Lundy, joins in this conveyance for the purpose of conveying any and all right, title and interest in and to said property he may have heretofore have had, marital or otherwise.The said Betty Lyle Smithson Meador and Helen Smithson Pickel are both unmarried.

W. C. Meador, Jr., husband of Betty Lyle Smithson Meador joins in this conveyance for the purposes of conveying and and all right, title and interest he may have heretofore have had, marital or otherwise.

" EXHIBIT B "

This conveyance is subject the plan of record in Book 843, page 82, Register's Office for Davidson County, Tennessee; taxes for the year 1986, which have been prorated between Grantors and Grantee.

1087

32515

IDENTIFICATION REFERENCE

AUG 18 10 06 AM '86

FELIX Z. WILL
REGISTER
DAVIDSON COUNTY, TN

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
			3020[illegible].00- CANT,	
			64.56 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	97.06-
1097ADG/10/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3251 5

IDENTIFICATION/REFERENCE

Aug 18 10 06 AM '86

No. 284157