Box 23

| Address New Owner: | Send Tax Bills To: | Map/Parcel |
|---|---|---|
| Samuel Foster etal | Same | Map 92-6 |
| 808 Lena Street | | Par 439 |
| Nashville, Tn | | 11W-31750 |

WARRANTY DEED BOOK 6952 PAGE 894

FOR AND IN CONSIDERATION OF TEN DOLLARS cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, LIMMIE D. NIXON, JR. and wife, MARY L. NIXON, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto the said Samuel Foster and Sarah Whitworth, tenants in common, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Being Lot No. 5 on the Plan of Lenacourt, as of record in Book 1835, page 8, Register's Office for said county.

Said Lot No. 5 fronts 42 feet on the easterly side of Lena Street and runs back between parallel lines 120 feet to the westerly margin of 27th Avenue North, not opened.

Being the same property conveyed to Limmie D. Nixon, Jr. and wife, Mary L. Nixon, by deed from Doris E. Douglass Gandy, of record in Book 6238, Page 765, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to the Plan of record in Book 1835, Page 8, said Register's Office and to all applicable local government planning, building and zoning regulations.

This is improved property known as 806 Lena Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good and valid right to convey it and that the same is unencumbered.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate 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 on this 15th day of August, 1986.

Limmie D. Nixon Jr.
LIMMIE D. NIXON, JR.

Mary L. Nixon
MARY L. NIXON

32988

IDENTIFICATION REFERENCE

Aug 18 3 53 PM '86

FELIX Z. GRISANTI REGISTER
DAVIDSON COUNTY, TN

1597

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $8,475.00.

Samuel Lobstein
AFFIANT

Sworn to and subscribed before me this 15th day of August, 1986.

Carolyn Sizemore
NOTARY PUBLIC

My commission expires: 9-11-88.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Limmie D. Nixon, Jr. and wife, Mary L. Nixon, the bargainors, 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 Brentwood, Tennessee, this 15th day of August, 1986.

Carolyn Sizemore
NOTARY PUBLIC

My commission expires: 9-11-88.

Prepared By:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St.
Brentwood, TN 37027

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

RECEIVED OF _____

FOR _____

BOOK 6952 PAGE 896

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

8475.00- CAMT.
23.60 CSTAX
.50 PRCF
6.00 WDCT
CHECK 30.30-
1597A08/18/86 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

32988

IDENTIFICATION REFERENCE

Aug 18 3 53 PM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

**No.** 284656