Bk 6 cg

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
James W. Spradley, Jr.
3725 Richland Ave.
Nashville, TN. 37205

MORTGAGEE:
None

MAP-PARCEL NUMBERS:
26W-02530
MAP 104-9
PARCEL 111

WARRANTY DEED

BOOK 6960 PAGE 402

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, Mark H. Harrison and Celeste Reed Harrison hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James W. Spradley, Jr. and Frances S. Berry as joint tenants with right of survivorship 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 Davidson County, Tennessee, being part of Lot No. 18 of Block 7 on the plan of Richland Realty Company's Division A, of record in Book 161, page 151, Register's Office for said County.

SAID part of Lot No. 18 fronts 50 feet on the southerly margin of Richland Avenue and extends back between parallel lines a distance of 200 feet to a dead line in the rear.

Being the same property conveyed to Mark H. Harrison and wife, Celeste Reed Harrison by deed from Anne H. Hitchcock (A.K.A. Anne Howard Hitchcock, a single person) of record in Book 6700, page 997, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

3 5 6 2 3

IDENTIFICATION REFERENCE

Aug 27 9 52 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 3725 Richland Ave., Nashville, TN. 37205.

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 26th day of August, 1986.

Celeste Reed Harrison
Celeste Reed Harrison

Mark H. Harrison
Mark H. Harrison

CHECK

STATE OF TENNESSEE
COUNTY OF Davidson

On this 26th day of August, 1986, before me personally appeared ~~Mark H.~~ Harrison and Celeste Reed Harrison, 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 their free act and deed.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 11-1-87

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6960 PAGE 403

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 $ 82,000.00.

Carrie Garrett
Affiant

Subscribed and sworn to before me, this the 26th day of August, 1986.

My Commission Expires: 11-1-87

Christy Wilkins Ivey
Notary Public

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENN.

WARRANTY DEED

from:
Mark H. Harrison and Celeste Reed Harrison

to:
James W. Spradley, Jr. and Frances S. Berry

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157
TN-25658

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

RECEIVED OF _____

FOR _____

BOOK 6960 PAGE 404

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

$2000.00- CAMT
229.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 236.10-
4707A08/27/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35623

IDENTIFICATION REFERENCE

Aug 27 9 52 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 287678