BOOK 6961 PAGE 241 FORM NO. WD-4

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

6,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF August, 19 86

Notary Public

MY COMMISSION EXPIRES: 5/13/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Rosalyn Minter Thressia Green (NAME)	Same (NAME)	Map 81-7
1814 14th Avenue North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 306
Nashville, TN 37208 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	02W-24985

FOR AND IN CONSIDERATION OF THE SUM 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, WE, Barbara J. Lanier, Mamie Lanier, Ben Lanier, Jr., Howard Lanier and Ben Lanier

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rosalyn Minter and Thressia Green

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING Lot No. 12 on the Plan of W. S. Settle's Subdivision of Lot No. 7 of Thomas Woodard's Estate, of record in Book 57, page 132, Register's Office for Davidson County, Tennessee.

SAID Lot No. 12 fronts 50 feet on the westerly side of 14th Avenue North, formerly Alberta Avenue, and runs back between parallel lines 140 feet to an alley.

BEING the same property conveyed to Barbara J. Lanier, Mamie Lanier, Ben Lanier, Jr. and Howard Lanier subject to a life-estate of Ben Lanier by deed of record in Book 4592, page 473, Register's Office for Davidson County, Tennessee.

This conveyance subject to such easements, setback lines and restrictive covenants of record in Register's Office for Davidson County, Tennessee.

Taxes for 1986 have been pro-rated and assumed by Grantee.

Mamie Lanier and Mamie Lanier Brown are one and the same person

This is unimproved ( ) improved (XX property, known as 1813 14th Avenue North Nashville, TN 37208
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hand s this day of August, 19 86

8/13/86 Barbara J. Lanier
Barbara J. Lanier

8/26/86 Mamie Lanier Brown
Mamie Lanier Brown

8/13/86 Ben Lanier
Ben Lanier, Jr.

8/13/86 Howard Lanier
Howard Lanier

8/13/86 Ben Lanier
Ben Lanier

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named Barbara J. Lanier, Ben Lanier, Jr. Howard Lanier and Ben Lanier

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of August 19 86

Commission expires 5/13/89

Notary Public

STATE OF TENNESSEE
Davidson County

Before me _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Barbara J. Lanier, Mamie Lanier, Ben Lanier, Jr. Howard Lanier and Ben Lanier

TO
Rosalyn Minter and Thressia Green

35951

IDENTIFICATION REFERENCE

AUG 27 2 49 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

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 Mamie Lanier Brown the bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN this the 26th day of August 19 86.

My Commission expires: 5/13/89

Notary Public

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

6200.00- CAMT.
17.36 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 23.86-
5044A08/27/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35951

IDENTIFICATION REFERENCE

Aug 27 2 49 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 288012