BOOK 6987 PAGE 907

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 41,500.00

Ronald G. Exum I
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF September, 19 86

A. Aaron Adams
Notary Public A. Aaron Adams

MY COMMISSION EXPIRES: January 21, 1990
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
EAST END TITLE & ESCROW, INC. – 405 Two Mile Pike – Goodlettsville, Tennessee 37072

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RONALD G. EXUM, I (NAME)	CITYFED MORTGAGE COMPANY (NAME)	MAP 83-1
1027 Sharpe Avenue (STREET ADDRESS OR ROUTE NUMBER)	125 BELMONT DRIVE (STREET ADDRESS)	PARCEL 103
Nashville, Tn. 37206 (CITY) (STATE) (P.O. ZIP)	SOMERSET, NJ 08873 (CITY) (STATE) (ZIP)	27W 22540

FOR AND 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, R. R. MINCHEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONALD G. EXUM, I and wife, RUBY MARIE EXUM

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.

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Jones and Bradford Subdivision of a Tract of Land in the Old 18th Civil District, as of record in Plat Book 161, page 142, Register's Office for Davidson County, Tennessee and described as follows:

Said Lot No. 47 fronts 50 feet on the North side of Sharpe Avenue and runs back between parallel lines 154 1/2 feet to an alley.

Being the same property conveyed to R. R. Minchey by deed from Bernita Wells of record in Book 6705, page 352, Register's Office for Davidson County, Tennessee.

45301

IDENTIFICATION REFERENCE

SEP 23 11 00 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

$ 83.00

This is unimproved ( ) improved (XX) property, known as 1027 Sharpe Avenue, Nashville, Tn. 37206
(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 heir 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 covey 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 my hand this 16th day of September, 19 86

R. R. Minchey
R. R. MINCHEY

Julia E. Minchey
JULIA E. MINCHEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named R. R. MINCHEY AND JULIA E. MINCHEY

the bargainor _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 16th day of September 19 86

Commission expires January 21, 1990

A. Aaron Adams
Notary Public

STATE OF TENNESSEE
COUNTY OF

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, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute 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

TO

RETURN TO:

EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072

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
			$41500.00 CAMT.	
			116.20 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	122.70
5615A09/23/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4530 IDENTIF. REFERENCE

Sep 23 11 00 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 298353