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

BOOK

ADDRESS NEW OWNER:
Margaret Rose O'Connor
2107 Grantland Avenue
Nashville, TN 37204

MORTGAGEE:
Covenant Mortgage Corporation

101 Winners Circle, Suite 212
Brentwood, TN 37027

MAP-PARCEL NUMBERS:
MAP 105-10
PARCEL 306
22W-03015

WARRANTY DEED

BOOK 7009 PAGE 688

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, William T. Polk, III and wife, Mary K. Polk hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Margaret Rose O'Connor 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 Lot No. 4 Block 7 on the plan of blocks 1, 2, 3, 4, 5, 6, 7 and 8 in Yarboroughs Subdivision of Woodland of record in Plat Book 57, page 148 and amended in Book 57, page 155, Register's Office for said County.

SAID Lot No. 4 fronts 50 feet on the westerly margin of Grantland Avenue, formerly Gartland Avenue and extends back between parallel lines 165 feet to an alley.

Being the same property conveyed to William T. Polk, III and wife, Mary K. Polk by deed from Floyd O. Griggs and wife, Mary T. Griggs of record in Book 6383, page 829, 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.

5 2 8 9 4

IDENTIFICATION

OCT 15 10 10 AM '86

REGISTER

This is (un)improved property, known as 2107 Grantland Avenue, Nashville, TN 37204.

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 13th day of October, 1986.

Mary K. Polk

Mary K. Polk

William Thomas Polk III

William T. Polk, III

STATE OF TENNESSEE
COUNTY OF Davidson

On this 13th day of October, 1986, before me personally appeared William T. Polk, III and wife, Mary K. Polk, 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.

WILKINS NOTARY PUBLIC AT LARGE STATE OF TEN

My Commission Expires: 10-24-88

Notary Public

[redacted]

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7009 PAGE 689

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___.

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 59,500.00.

Margaret Rose O'Connor
Affiant

Subscribed and sworn to before me this the 13th day of October, 1986.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

_____
Notary Public

My Commission Expires: My Commission Expires Oct. 24, 1988

WARRANTY DEED

from:
William T. Polk, III and wife, Mary K. Polk

to:
Margaret Rose O'Connor

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7009 PAGE 690

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

5950[illegible] 0- [illegible]
16[illegible] [illegible] CSTAX
.50 [illegible]
6.00 MDE [illegible]
CHECK 173.10-
[illegible] .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52894

IDENTIFICATION REFERENCE

Oct 15 10 10 AM '86

No. 00469