Box 8
Cg

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

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Eugene A. TeSelle		24-W-01510
2007 Linden Avenue	none	MAP 104-16
Nashville, TN. 37212		PARCEL 200

WARRANTY DEED

BOOK 7009 PAGE 636

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, Eunice Campbell Green, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Eugene A. TeSelle and wife, Penelope S. TeSelle 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 the north half of Lot No. 166 on the plan of Belmont Land Co's Plan of record in Book 421, page 34, Register's Office for said County.

SAID portion of Lot No. 166 fronts 44.15 feet on the westerly margin of Oakland Avenue and extends back between parallel lines, with the northerly margin of Linden Avenue 175 feet to an alley.

Being the same property conveyed to Eunice Campbell, unmarried by deed from United Realty Company, a Corporation of record in Book 739, page 183, 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 6

IDENTIFICATION

Oct 15 10 12 AM '86

This is (un)improved property, known as 2401 Oakland Avenue, Nashville, TN. 37212.

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, 19 86.

Eunice Campbell Green

STATE OF TENNESSEE
COUNTY OF Davidson

On this 13th day of October, 19 86, before me personally appeared Eunice Campbell Green, unmarried, 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 her free act and deed.

My Commission Expires: 7/9/89

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7009 PAGE 637

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 $ 80,000.00.

Penelope S. TeSelle
Affiant

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

My Commission Expires: 11-1-87

Christy Wilkins Ivey
Notary Public

WARRANTY DEED

from:
Eunice Campbell Green, unmarried

to:
Eugene A. TeSelle and wife,
Penelope S. TeSelle

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

TN 25845

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

RECEIVED OF _____

FOR _____

BOOK 7009 PAGE 698

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

80[illegible].00 RMRT
224.00 CSTAX
.50 [illegible]
6.00 WDF C
CHECK 230.50-

424B410/ 5/86 3M

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5289 6

IDENTIFICATION REFERENCE

Oct 15 10 12 AM '86

No. 00471