FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,500.00

Elizabeth A. Bates Mercer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th DAY OF October 1986

Patricia Nichols
Notary Public

MY COMMISSION EXPIRES: 9/9/89
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RICHARD A. NORTHCUTT - 1161 Murfreesboro Road - Suite 340 - Nashville, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth A. Bates Mercer	owner	MAP 53-8
(NAME)	(NAME)	
401 30th Street		PARCEL 128
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, TN. 37138		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, Clifford O. Howard, Sr., unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elizabeth A. Bates Mercer, unmarried

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 part of Lots Nos. 6 and 7 of Block 20 on the Map of Dabbs and Elliott's Subdivision, as of record in Book 547, page 127, Register's Office for Davidson County, Tennessee, described as follows:

SAID part of Lots Nos. 6 and 7 adjoin and front together 100 feet on the westerly side of a 30 foot street and run back between parallel lines along the northerly margin of Pitt Avenue, 94 feet to an alley.

Being the same property conveyed to Clifford O. Howard, Sr. by deed from Estelle R. Lyle and Leslie Lee Rieves, of record in Book 6635, page 99, said Register's Office.

THIS conveyance is subject to any and all existing restrictions and easements of record.

53391

IDENTIFICATION REFERENCE

Oct 16 10 00 AM '86

FEE $ MISC. REGISTER DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 401 30th Street, (House Number) (Street) Old Hickory, TN. 37138 (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 13th day of October, 1986

Clifford O. Howard Sr.
Clifford O. Howard, Sr.

4837

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 7010 PAGE 993

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clifford O. Howard, Sr., unmarried

the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of October, 1986.

Commission expires 9/9/89

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 (or proved to me on the basis of satisfactory evidence) and who upon his oath (their several oaths) acknowledged (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
Clifford O. Howard, Sr.

TO
Elizabeth H. Bates Mercer

RETURN TO:
METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 340
Nashville, TN 37217

RICHARD A NORTHCUTT
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

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

RECEIVED OF _____

FOR _____

BOOK 7010 PAGE 994

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
			4650[illegible].00-	CAMT.
			130.20	CSTAX
			.50	PRFE
			6.00	WDE[illegible]
				CHECK 136.70-
			403CA10/16/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

53391

IDENTIFICATION REFERENCE

Oct 16 10 00 AM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 01056