BOOK 7017 PAGE 160 Box 48

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,900.00

Howard B. Muldrow
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF October 19 86

Carolyn Dellis
Notary Public Carolyn Dellis

MY COMMISSION EXPIRES: March 8, 1989

(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: Mortgagee	MAP-PARCEL NUMBERS
HOWARD B. MULDROW (NAME)	NATIONWIDE LENDING GROUP, INC. (NAME)	MAP 83-5
1501 STRATTON AVENUE (STREET ADDRESS OR ROUTE NUMBER)	1125 TROUP STREET (STREET ADDRESS)	PARCEL 429
NASHVILLE, TN 37206 (CITY) (STATE) (P.O. ZIP)	AUGUSTA, GA 30904 (CITY) (STATE) (ZIP)	23W 09615

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, JUDY P. DICKENS, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HOWARD B. MULDROW and wife, RAMONA J. MULDROW

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. 12 and the westerly 10 feet of Lot No. 11 on the Plan of Olivia W. Sharpe's Second Addition to Nashville, as of record in Plat Book 421, page 176, Register's Office for Davidson County, Tennessee and described as follows:

Said Lot No. 12 and part of Lot No. 11 front together 65 feet on the northerly side of Stratton Avenue and runs back 155 feet more or less, on the easterly line and 157.4 feet on the westerly line, with the easterly margin of North 15th Street, to an alley measuring 65 feet thereon.

Being the same property conveyed to Judy Dickens, unmarried, by deed from Jack Dickens of record in Book 5878, page 992, Register's Office for Davidson County, Tennessee.

55547.

IDENTIFICATION REFERENCE

Oct 23 10 11 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 1501 STRATTON 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 21st day of October, 19 86

Judy P. Dickens
JUDY P. DICKENS, UNMARRIED

7257

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 JUDY P. DICKENS, UNMARRIED

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 GOODLETTSVILLE, Tennessee, this 21st day of October, 19 86.

Commission expires March 8, 1989

Carolyn Delffs
Notary Public

CAROLYN DELFFS NOTARY PUBLIC AT LARGE

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
JUDY P. DICKENS, UNMARRIED

TO
HOWARD B. MULDROW and wife, RAMONA J. MULDROW

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
			79000.00- CAMT.	
			223.72 CSTAX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK 230.22-	
			7267A10/23/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5554 7-

IDENTIFICATION REFERENCE

Oct 23 10 11 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 03435