WARRANTY DEED

BOOK 7019 PAGE 969

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James and Joann Durham	Same	Map 82-8
(NAME)	(NAME)	
951 Mansfield Street		Parcel 349
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN		19W-18495
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Forty Five Thousand Dollars ($45,000.00) *Dollars,*

Graham M. Allen and wife, Rita O. Allen

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN Oct 27 9 18 AM '86

IDENTIFICATION REFERENCE 56455

has bargained and sold, and does hereby transfer and convey unto the said

James Durham and wife, Joann Denton Durham,

their *(successors), heirs and assigns,*

certain real estate in Davidson *County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of House & Simonton's Subdivision of Lots Nos. 1 to 16 inclusive in Stratton & Seymour's Addition to Edgefield, now East Nashville, as of record in Book 57, page 137, Register's Office for Davidson County, Tennessee

Said Lot No. 7 fronts 50 feet on the northerly side of Mansfield Avenue and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Graham M. Allen and wife Rita O. Allen by deed from Ann E. Foster, a widow, of record in 6789, page 757, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to the Plan of record in Book 57, page 137, Register's Office for Davidson County, Tennessee.
This property is conveyed in "As Is" condition.
A purchase money deed of trust is being filed simultaneously with this deed.
This property is conveyed subject to all applicable local government planning, building and zoning regulations.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $45,000.00

Subscribed and sworn to before me, this the 16th day of October 1986.

Affiant

My commission expires: 7-17-88 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 951 Mansfield St., Nashville, TN
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Graham M. Allen and wife, Rita O. Allen

(successors), heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except by a Deed of Trust executed by the Grantors to Tom G. Coleman, Jr., Trustee, of record in Book 6789, Page 760, Register's Office for Davidson County, Tennessee, for which the grantors agree to hold grantees harmless.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said

James Durham and wife, Joann Denton Durham

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 16th *day of* October, *19*86, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Graham M. Allen

Rita O. Allen

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 7019 PAGE 970

Personally appeared before me, Rebecca A. Wiggs, *a Notary Public in and for said County and State,* Graham M. Allen and Rita O. Allen

the within named bargainor s, *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Goodlettsville, *Tennessee, this* 12th *day of* October, *19*86.

Rebecca A Wiggs
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

Commission expires 7-17-88

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ... *he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

WARRANTY DEED

FROM

Graham M. Allen and wife, Rita O. Allen

TO

James Durham and wife, Joann Denton Durham

Prepared by:
JUDY SCHECHTER
ATTORNEY AT LAW
405 Two Mile Pike
Goodlettsville, TN 37072
Telephone
(615) 859-9665

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

RECEIVED OF _____

FOR _____

BOOK 7019 PAGE 971

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

45000.00- CAPT.
126.00 CSTAX
.50 PRFEE
6.00 WDSTD
CHECK 132.50-
8326A 10/27/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56455

IDENTIFI REFERENCE

Oct 27 9 18 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 04468