mail

This Instrument Prepared By:
Richard M. Davenport, Attorney
Suite 201, Arena Place
2001 Charlotte Avenue
Nashville, TN 37203

BOOK 7034 PAGE 751

Address of New Owner(s)
Randolph Sherling
1508 16th Avenue, North
Nashville, Tennessee

Mortgagee
NONE

TAX TO:
SAME

Map-Parcel No.:
81-15-286

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, L.C. TANLEY, SR. and wife, MARY FRANCIS TANLEY (the "Grantor") has this day bargained and sold, and does hereby transfer and convey to RANDOLPH SHERLING (the "Grantees"), their heirs, successors, and assigns, the following described land in Davidson County, Tennessee, to-wit:

BEING part of Lot No. 311 on the Map of D.T. McGavock et al's Addition, of record in Book 21, page 41, Register's Office for Davidson County, and described as follows:

BEGINNING at a point on the easterly margin of 16th Avenue North, formerly Odd Street, 58.5 feet south of the southeast corner of 16th Avenue North and Underwood Street; thence easterly, along the south line of the property conveyed to Cecil Burton and wife, by deed of record in Book 1314, page 52, said Register's Office, 88 feet, more or less, to the westerly margin of an alley, which point is 61.5 feet south of the southwest corner of said alley and Underwood Street; thence westerly 96 feet, more or less, to the easterly margin of 16th Avenue, North; thence northerly along the easterly margin of said Avenue 29 feet 3 inches to the point of beginning.

BEING the same property conveyed to L.C. Tanley, Sr. and wife, Mary Francis Tanley by Deed from Henry Williams, a widower, of record in Book 5878, page 605, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to 1986 property taxes, which have been prorated and assumed by the Grantees.

This is improved property known as 1508 16th Avenue, North, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees and their heirs, successors and assigns, forever.

AND 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 as herein set out. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

61330

IDENTIFI REFERENCE

Nov 7 12 52 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 7th day of November, 1986.

L. C. TANLEY, SR.

MARY FRANCIS TANLEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of November, 1986, before me personally appeared L. C. TANLEY, SR. and wife, MARY FRANCIS TANLEY to me known or proved to me on the basis of satisfactory evidence, to be the same person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and adeed.

Witness my hand and official seal.

My Commission Expires:
11-1-87

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $7,500.00.

AFFIANT

SUBSCRIBED TO AND BEFORE ME, THIS 7th. DAY OF November, 1986.

NOTARY PUBLIC

My Commission Expires: 11-1-87

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

7500.00- CAMT.
21.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 27.50-
*3790AM 11/07/86 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6130

IDENTIFI REFERENCE

Nov 7 12 52 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 09823