Name/Address of New Owners:

ROBERT WARREN FISCHER
1618 16TH AV SO.
NASHVILLE TN 37212

Mail Tax Notices To:

SAME

Felix Box 6 Cav

PREPARED BY SMITH & SELLERS, ATTYS
MURFREESBORO, TENNESSEE FROM
INFORMATION FURNISHED BY THE PARTIES (pm)

BOOK 7042 PAGE 980

STATE OF TENNESSEE)
ss.
DAVIDSON COUNTY)

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY-NINE THOUSAND AND NO/100 ($129,000.00) DOLLARS, cash in hand paid, receipt of which is hereby acknowledged, we, the undersigned, ANNIE WARNACK, ESTELLE BEASLEY, IRENE LORANCE, RUBY LEVERETTE, SAMMY LEE BEASLEY, MARVIN BEASLEY, AL BEASLEY, and MARK BEASLEY, have bargained and sold and do hereby transfer and convey unto JOSEPH A. DAUGHERTY and ROBERT WARREN FISCHER, their heirs and assigns, forever, that certain house and lot of ground known and designated as 1618 - 16th Avenue, South, situated in the City of Nashville, County of Davidson, State of Tennessee, and described as follows, to-wit:

Known and designated as 1618 - 16th Avenue, South, and Being Lot No. 4 and the southerly 5 feet of Lot No. 3 on the Plan of the Subdivision of Lot 60 in O. B. Hayes Large Lots, called "Rokeby" as of record in Book 161, page 133, Register's Office for said County. Said lot and part of said lot front together 55 feet on the easterly side of 16th Avenue, South, formerly Belmont Avneue, and run back between lines, 145-1/2 feet to an alley. Field Book No. 22W-16660; Map and Parcel No. 104-8-355.

Being the same property conveyed to Minnie Bell Morgan by Deed from John H. Callis et ux, recorded in Book 4491, page 839, of the Register's Office for Davidson County, Tennessee. The said Minnie Bell Morgan died testate and by her Last Will and Testament, probated in Book 155, page 311, of the Probate Court of Davidson County, Tennessee, devised the above described property one-half (1/2) to Annie I. Warnack and one-half (1/2) to Betty Sue Beasley. The said Betty Sue Beasley predeceased Minnie Bell Morgan leaving surviving her as her heirs at law, the undersigned, Estelle Beasley, a daughter, Irene Lorance, a daughter, Ruby Leverette, a daughter, Sammy Lee Beasley, a son, Marvin Beasley, a son, and Al Beasley and Mark Beasley, the only children and heirs at law of Jimmy D. Beasley, a deceased son.

This conveyance is subject to all lawful easements and setback lines of record applying to the within described property.

64333

IDENTIFICATION REFERENCE

Nov 18 11 23 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said JOSEPH A. DAUGHERTY and ROBERT WARREN FISCHER, their heirs and assigns, forever.

We covenant with the said grantees that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same; and that it is unencumbered, except by lien of the 1986 Taxes, which taxes are being prorated between the parties herein.

We further covenant and bind ourselves, our heirs and representatives, forever to warrant and defend the title to said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

The undersigned, KENNETH WARNACK, Executor, does hereby join in the execution of this instrument for the purpose of transferring any interest which he has or may have in said property as Executor under the Last Will and Testament of Minnie Bell Morgan, of record in Book 155, page 311, of the Probate Court of Davidson County, Tennessee.

WITNESS OUR HANDS this the 6th day of November, 1986.

Irene Lorance

Estelle Beasley

Annie Warnack

Ruby Leverette

Sammy Lee Beasley

Marvin Beasley

Al Beasley

Mark Beasley

Kenneth Warnack

Kenneth Warnack, Executor

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

BOOK 7042 PAGE 932

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named, ANNIE WARNACK, ESTELLE BEASLEY, IRENE LORANCE, RUBY LEVERETTE, SAMMY LEE BEASLEY, MARVIN BEASLEY, AL BEASLEY, MARK BEASLEY and KENNETH WARNACK, Executor under the Last Will and Testament of Minnie Bell Morgan, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing (DEED) instrument for purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Murfreesboro, Tennessee, on this the 14th day of November, 1986.

VIRGINIA P. MYERS NOTARY PUBLIC RUTHERFORD COUNTY

Virginia P Myers
Notary Public

My commission expires: 3/24/87

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $129,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Robert Warren Locke
Affiant

Subscribed and sworn to before me, this the 12th day of November, 1986.

NANCY S. KELLER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Nancy S Keller
Notary Public

My commission expires: 10-18-90

6

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

RECEIVED OF _____

FOR _____

BOOK 7042 PAGE 983

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

129000.00- CAMT.
361.20 CSTAX
.50 PRFE.
9.00 WDEED
CHECK 370.70-
7229A11/18/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64333

IDENTIFICATION REFERENCE

Nov 18 11 23 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 13171