BOOK 7047 PAGE 429

File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,500.00

Elise Anderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF November 1986

Notary Public

MY COMMISSION EXPIRES 3/11/90
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, NASHVILLE, TN. 37201

NAME	ADDRESS	
ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Elise Anderson, J.R.Groseclose and William E. Lewis, Jr.	Same	22W-15370
(NAME) 1608 18th Avenue South	(NAME)	Map: 104-8
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37212	(STREET ADDRESS)	Par: #259
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, James D. McLaughlin and wife, Veronica McLaughlin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elise Anderson, married; J. R. Groseclose, unmarried and William E. Lewis, Jr., 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

BEING Lot No. 12 on the Map of O. H. Shield's Subdivision of Lots Nos. 44, 55, 57 and 69 of the O. B. Hayes Rokeby Tract, of record in Book 161, Page 158, Register's Office for said County, as follows:

SAID Lot No. 12 fronts 55-3/4 feet on the easterly side of 18th Avenue South and runs back between parallel lines 157.9 feet to an alley.

BEING the same property conveyed to the Grantors herein by deed from Oval B. Sullins, Jr., and wife, Opal Sullins, of record in Book 4798, Page 64, Register' Office for Davidson County, Tennessee.

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

65905

IDENTIFICATION REFERENCE

Nov 21 1 48 PM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 1608 18th Avenue, South (House Number) (Street) Nashville, TN 37212 (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 heirs 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 convey ti, 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 our hand s this 20th day of November, 1986

x Veronica McLaughlin
Veronica McLaughlin

James D. McLaughlin
James D. McLaughlin

STATE OF TENNESSEE
Davidson County

BOOK 7047 PAGE 430

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James D. McLaughlin and wife, Veronica McLaughlin

or proved to me upon the basis of satisfactory evidence

the 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 Nashville, Tennessee, this 20th day of November 1986.

Commission expires 3/11/90

Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ (this oath) _____ (himself) _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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
James D. McLaughlin et ux
Veronica McLaughlin

TO
Elise Anderson, J. R. Groseclose, and William E. Lewis, Jr.

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
NASHVILLE, TENNESSEE 37201

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

RECEIVED OF _____

FOR _____

BOOK 7047 PAGE 431

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
			132500.00 CONT.	
			371.00 CSTAX	
			.50 RDFEE	
			6.00 MORT	
			CHECK	377.50
			11/21/86 CAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65905

IDENTIFICATION REFERENCE

Nov 21 1 48 PM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 14892