WARRANTY DEED

BOOK 7052 PAGE 46

FOR AND IN CONSIDERATION of promise to pay thirty three thousand, four hundred sixty-six dollars ($33,466.00), the sum of we, Penelope Ann Peirce and Linda Kay Stere, hereinafter called grantors, do hereby convey to Christine Ann Modisher (hereinafter grantee) one-third (1/3) undivided interest as tenant in common a certain lot or parcel of real estate situated in Davidson County, Tennessee and more particularly described as follows:

Grantors' undivided interest as tenants in common in LAND in Davidson County, Tennessee, being Lot No. 7 as shown on the map of J. LeRoy Davis Resubdivision of certain lots on the Plan of Belair of record in Book 547 page 137, Register's office for Davidson County, Tennessee, and described according to said Plan as follows:

SAID Lot No. 7 fronts 50 feet on the south side of West Linden Avenue (formally Sunset Avenue) and extends back between parallel lines 185.0 feet to an alley.

BEING all the same property conveyed to Vivion H. Rice by deed from Sallye M. Pumphrey, Unmarried, of record in Book 3904, page 266, Register's Office for Davidson County, Tennessee.

Being Grantor's undivided interest in the same property conveyed to Richard Martin Dohrmann and Penelope Anne Pierce by deed from Vivion H. Rice and wife, Mary R. Rice, of record in Book 5042, Page 488, Register's Office for Davidson County, Tennessee.

BEING Grantor's undivided one-half (1/2) interest as tenant in common conveyed from Richard Martin Dohrmann by deed to Linda Kay Stere on February 28, 1980, of record in Book 5571, Page 967, Register's Office for Davidson County, Tennessee.

This improved property is known as 2117 West Linden Avenue, Nashville, Tennessee 37212.

Grantors hereby covenant and bind themselves, their heirs and representatives to warrant and forever defend the one-third (1/3) undivided interest as tenant in common real estate unto said grantee named herein, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN THE TESTIMONY WHEREOF, grantors have affixed their signatures this the 18th day of November, 1986.

Penelope Ann Peirce

Penelope Ann Peirce

Linda Kay Stere

Linda Kay Stere

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 Penelope Ann Peirce and Linda Kay Stere the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposed therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of November, 1986.

My Commission expires:

My Commission Expires JULY 18, 1987

Teresa A. Sharpe
Notary Public

New Owner and
PERSON RESPONSIBLE FOR PAYMENT OF TAXES:
Christine Madisher
Penelope Peirce
Linda Stere
2117 W. Linden
Address
Nashville, TN 37212

Mail

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 33,466.00
Christine Madisher
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF November 19 86
S. Chandler
Deputy Register

This instrument was prepared by:

Mary E. Walker

Nashville, Tennessee

67436

IDENTIFICATION REFERENCE

Nov 26 1 35 PM '86

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7052 PAGE 48

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

3:46.[illegible] BAL.
93.50 RSTAX
.50 PREF
6.00 MISC
DUE [illegible]
07/25/[illegible] BAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

67436

IDENTIFICATION REFERENCE

Nov 26 1 35 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 16575