STEWART , BLACK & UNDERHILL
ATTORNEYS AT LAW
223 MADISON STREET
SUITE 108
MADISON, TENNESSEE 37115

This Instrument Prepared From
Information Furnished By The Parties

BOOK 7058 PAGE 803

ADDRESS NEW OWNER(S):	MORTGAGEE:	MAP AND PARCEL NOS:
MELVIN BOOKER	NONE	MAP 081-07
1901½ 14th AVENUE NORTH	NONE	PARCEL 319
NASHVILLE, TENNESSEE	NONE	02W-25025
	NONE	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, HERMAN WIND ET UX, PATRICIA B. WIND, hereinafter referred to as " GRANTOR(S) ", have this day bargained and sold, and by these presents does hereby transfer and convey unto the said MELVIN BOOKER, hereinafter referred to as " GRANTEE(S)", his heirs and assigns, certain real estate in Davidson, County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor(s) in and to any easement and right-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the " Property ").

This is improved property known as 1901½ 14th Avenue North, Nashville, Tennessee.

TO HAVE AND HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee(s) his heirs and assigns forever, and we covenant with the said Grantee(s), his heirs and assigns, that we are lawfully seized and possessed of the " Property " in fee simple, and have a good right to convey it, and that the same is unemcumbered except as set forth in Exhibit "B", which is attahed hereto and incorporated herein.

Grantor(s) further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the " Property " to Grantee(s), his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor(s) have caused this Warranty Deed to be executed as of the 28 day of November, 1986.

Herman Wind
HERMAN WIND

Patricia B. Wind
PATRICIA B. WIND

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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I, We, hereby swear or affirm that, to the best of Affiant's knowledge and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 2000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

X Melvin Booker
AFFIANT

Subscribed and sworn to before me this the 2nd day of December, 1986.

Dana L. Montgomery
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named HERMAN WIND ET UX, PATRICIA B. WIND , the Bargainors with whom I am personally acquainted, and who acknowledged that they executed the within named instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, this the 2nd day of ~~November~~ December, 1986.

Dana L. Montgomery
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

" EXHIBIT A "

Being the northerly half of Lot No. 24 in the W.S. Settle's Subdivision of Lot No. 7 of the Woodard property, a plan of which subdivision is of record in Book 57, page 132, Register's Office for Davidson County, Tennessee.

Said northerly half of Lot No. 24 fronts 25 feet on the westerly side of 14th Avenue, North, formerly Alberta Avenue, and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Herman Wind by deed of record in Book 4203, page 938, Register's Office for Davidson County, Tennessee.

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" EXHIBIT B "

This conveyance is subject to the Plan of W.S. Settle's Subdivision of record in Book 57, page 132, said Register's Office.

6941

IDENTIFICATION REFERENCE

Dec 4 8 44 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

20[illegible].00- CAMT.
5.60 CSTAX
.50 PRFEE
12.00 WDLTD
CHECK 18.10-
3025A1C/04/06 BAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.94 I.C

IDENTIFICATION REFERENCE

Dec 4 8 44 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 18825