This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
E252657 File Box #35

WARRANTY DEED

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ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeffery L. Latondress (NAME)	SAME (NAME)	
7784 Old Charlotte Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	MAP 113
Nashville, Tennessee (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	PARCEL 23

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- $10.00 ---------- *Dollars,*

Cash in hand paid by Jeffery L. Latondress and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

Cora Lee Stevens, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Jeffery L. Latondress

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land situated in the (8th) Civil District of Davidson County, Tennessee, bounded and described as follows:

Beginning at a starting point in the center of Old Charlotte Pike and the southeast corner of Charlie and Francis Fisk land and running northerly with Charlie and Francis Fisk line 210 feet to a point at Charlie and Francis Fisk northeast corner: thence eastward 210 feet to a point: thence southerly 210 feet to the center of Old Charlotte Pike: thence westward running with the center of Old Charlotte Pike 210 feet to the beginning, containing one (1) acre of land.

Being the same property conveyed to Carl L. Stevens and wife, Cora Lee Stevens, by deed from P. H. Stevens, of record in Book 1780, page 113, Register's Office for Davidson County, Tennessee, the said Carl L. Stevens having since died.

Grantor hereby reserves an easement for the maintenance and repair of an existing water line located on the property and extending from the northerly margin of Old Charlotte Pike northwardly to the north line of the property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 35,000.00

Subscribed and sworn to before me this the 1st *day of* December 19 86

My commission expires: 5-13-90 *(Affix Seal)*

Affiant

Notary Public

This is improved (X) unimproved ( ) property, known as 7784 Old Charlotte Pike, Nashville, Tennessee
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

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

Whenever 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 hands this 1st *day of* December, *19* 86 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Cora Lee Stevens

Cora Lee Stevens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Cora Lee Stevens, unmarried

the within named bargainor, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 1st *day of* December, *19* 86.

Notary Public

Commission expires 5-13-90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

FELIX Z. MILSON II REGISTER
DAVIDSON COUNTY, TN
Dec 4 2 40 PM '86

IDENTIFICATION REFERENCE

6 9 7 5 2

WARRANTY DEED

FROM
Cora Lee Stevens

TO
Jeffery L. Latondress

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

[illegible] CK 114.50-
90.00 [illegible]
.50 [illegible]
6.00 [illegible]
[illegible] CK 114.50-
[illegible]12/04/86 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 9 7 5 2

IDENTIFICATION REFERENCE

DEC 4 2 40 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 19221