file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
John W. Anglea, Jr.
1404 Ordway Place
Nashville, TN 37206

MORTGAGEE:
none

MAP-PARCEL NUMBERS:
83-5-409
23W-09765

WARRANTY DEED

BOOK 7077 PAGE 243

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee. and other good and valuable consideration, the receipt of which is hereby acknowledged, Imogene Nixon, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto John W. Anglea, Jr. hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 7 on the plan of C. F. Ordway's Home Place, of record in Book 57, page 88, Register's Office for said County.

SAID Lot No. 7, which is a corner lot, fronts 91 feet on the southelry margin of Stratton Avenue and fronts 233 feet on the westerly margin of Bramlitt Street, and extends back 233 feet on the westerly line and fronts 90.5 feet to an alley.

Being the same property conveyed to Imogene Nixon, subject to a life estate in property of Gertrude R. Nixon by deed from Gertrude R. Nixon and Imogene Nixon of record in Book 4488, page 117, said Register's Office. Gertrude R. Nixon died on July 8, 1978, leaving Imogene Nixon as sole owner.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This is (~~un~~)improved property, known as 1422 Stratton Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 18th day of December, 19 86.

Imogene Nixon
Imogene Nixon

STATE OF TENNESSEE
COUNTY OF Davidson

On this 18th day of December, 19 86 before me personally appeared Imogene Nixon, unmarried, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as her free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: 6/1/7

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7077 PAGE 244

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 30,000.00.

John W. Anglea, Jr.
Affiant

Subscribed and sworn to before me, this the 18th day of December, 1986.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
DEC 22 2 11 PM '86

IDENTIFICATION REFERENCE

7 5 5 2 6

WARRANTY DEED

from:
Imogene Nixon, unmarried

to:
John W. Anglea, Jr.

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157
TN-26083

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

RECEIVED OF _____

FOR _____

BOOK 7077 PAGE 245

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

30 • 0- CAMT.
84.00 CSTAX
.50 PRFEE
6.00 WDFEE
CHECK 90.50-
9907A12/22/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

75526

IDENTIFICATION REFERENCE

Dec 22 2 11 PM '86

FELIX Z. WILSON JJ REGISTER
DAVIDSON COUNTY, TN

No25685