6915

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157
FROM UNVERIFIED INFORMATION FURNISHED BY THE PARTIES.

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Falk and Harkey Properties 1716 Sweetbriar Drive Nasvhille, TN 37212		105-5-87 22W-8040

WARRANTY DEED

BOOK 7079 PAGE 379

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, William E. Harkey and wife, Connie N. Harkey, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Falk and Harkey Properties, a partnership of Leslie Falk and William E. Harkey 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:

BEING the easterly 99.6 feet of Lot No. 1 and the easterly 99.6 feet of the northerly 19.4 feet of Lot No. 2 on the Plan of the Subdivision of Lot No. 40 in O. B. Hayes Plan of Large Lots, of record in Book 148, page 433, Register's Office for said County, and being described according to a copy of a survey by T. R. Sanford, dated April 19, 1961 as follows:

SAID parts of said lots adjoin and front together 99.4 feet on the westerly side of 15th Avenue South and run back between parallel lines with the southerly margin of Horton Avenue 99.6 feet to a dead line.

BEING the same property conveyed to William E. Harkey and wife, Connie N. Harkey, by deed from Marene R. Vaughan of record in Book 5932, page 158, Register's Office for Davidson County, Tennessee.

The consideration for this transfer is $70,000.00, of which the unpaid balance of a note in the amount of $18,891.99 is being assumed; said note being secured by a first mortgage lien in Installment Deed of record in Book 5932, page 158; and of which the unpaid balance of a note in the amount of $20,000.00 is being assumed; said note being secured by a second mortgage deed of trust of record in Book 6790, page 310; and the Grantee has executed a note for the balance of $31,108.01 which is being recorded immediately following the recording hereof, all in the Register's Office for Davidson County, Tennessee.

This is (~~an~~) improved property, known as 1501 Horton Avenue, Nashville, Tennessee 37212.

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 19th day of December, 1986.

William E. Harkey
William E. Harkey

Connie N. Harkey
Connie N. Harkey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of December, 19 86, before me personally appeared William E. Harkey and Connie N. Harkey, 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 they executed the same as their free act and deed.

NOTARY PUBLIC
Notary Public

My Commission Expires: 3-8-89

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7079 PAGE 380

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 $ 70,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 19th day of December 19 86.

My Commission Expires: 3-8-89

_____
Notary Public

DEC 23 1 42 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

92097

WARRANTY DEED

from:
William E. Harkey and wife,
Connie N. Harkey

to:

Falk and Harkey Properties,
a partnership

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

dp

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

RECEIVED OF _____

FOR _____

BOOK 7079 PAGE 331

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

76026

IDENTIFI REFERENCE

DEC 23 | 42 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 26317