Prepared by: M. Wesley Hall, III
223 Madison Street
Suite 212
Madison, TN 37115

Mail

# WARRANTY DEED BOOK 7079 PAGE 369

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| John W. Erskin (NAME) | Lomas & Nettleton Company (NAME) | 72-7 241 |
| 510 Heritage Dr., #166 (STREET ADDRESS OR ROUTE NUMBER) | 4460 Corporation Lane (STREET ADDRESS) | 15DZ-10905 |
| Madison, TN 37115 (CITY) (P. O. ZONE) (STATE) | Virginia Beach, VA 23462 (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* .....

Ten and No/100----------($10.00)---------- *Dollars,* cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the said Grantee of the unpaid balance owing on a note in the original amount of $40,600.00 to the Administrator of Veterans Affairs, secured by a Deed of Trust to Paul E. Marcum and Billy Higginbothan, Trustees, of record in Book 6167, page 830, Register's Office for Davidson County, Tennessee, and the assumption of the unpaid balance owing on a note in the original amount of $6,633.69 to Leland D. Watts, secured by a Deed of Trust of record in Book 6571, page 80, said Register's Office,

We, Gregory J. Lammert and wife, Scherie Lammert,

*have this day bargained and sold, and do hereby transfer and convey unto the said*

John W. Erskin, his

..... *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 2 on the Re-Subdivision of Lots Nos. 32, 33, and 34 of Waters Place, as of record in Book 4470, page 179, Register's Office for said County, described as follows:

Said Lot No. 2 fronts 70 feet on Oakhurst Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Gregory J. Lammert by deed from Leland D. Watts and wife, Winnifred A. Watts, of record in Book 6571, page 77, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $49,700.28

Subscribed and sworn to before me, this the 22nd day of December 19 86

Affiant

My commission expires: 5/13/90 (Affix Seal)

Notary Public

unimproved ( )
This is improved XX property, known as 1308-1310 Oakhurst Avenue, Nashville, TN 37216
(House Number) (Street) P.O. Address: (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said*

John W. Erskin, his

..... *(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,* except as noted in the public records.

We *further covenant and bind* ourselves/our Grantee, his *heirs and representatives, to warrant and forever defend the title to said real estate to said*

..... *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* S *this* ..... *day of* December *19* 86 *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date*

GREGORY J. LAMMERT

SCHERIE LAMMERT

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, ....Gregory J. Lammert and wife, Scherie Lammert,.... ....(or proved to me on the basis of satisfactory evidence) the within named bargainor ...s.., with whom I am personally acquainted, and who acknowledged that .....they... executed the within instrument for the purpose therein contained.

Witness my hand and official seal at .....Madison..... Tennessee, this .....22 nd..... day of .....December....., 19 86.....

Susan S. White
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, 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. WILSON II REGISTER
DAVIDSON COUNTY, TN
Dec 23 | 43 PM '86

IDENTIFI REFERENCE

76029

**WARRANTY DEED**

FROM
GREGORY J. LAMMERT

TO
JOHN W. ERSKIN

Compliments of
**Commonwealth Title Agency of Nashville, Inc.**
Suite 108, Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

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

RECEIVED OF _____

FOR _____

BOOK 7079 PAGE 391

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

47.00-CO-
.50 PRFEE
PMT 147.50-
3613...12/23/86 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

76029

IDENTIFICATION REFERENCE

DEC 23 1 43 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 26320