STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 18500.00

Subscribed and sworn to before me, this the 18 day of December 19 86

Affiant: Byron R. Trauger

My commission expires: 4/19/87 (Affix Seal)

Notary Public: Wm. C. Caldwell

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

SOUTHEAST TITLE of Tennessee, Inc.
Suite 100, Bristol Building, 7003 Chadwick Drive, Brentwood, TN 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Byron R. Trauger	Owners
2509 Oakland Avenue	
Nashville, TN	
STREET ADDRESS / CITY / STATE / ZIP	STREET ADDRESS / CITY / STATE / ZIP

MAP & PARCEL NO. part of 117-04-0 014.00 24W 01575

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED, GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Barbara J. Highers Hackett, and husband, Rudy J. Trudel

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Byron R. Trauger and wife, Nancy-Ann E. Min

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Land lying in the 18th Councilmanic District of Nashville, Davidson County, Tennessee and being the northerly 25 feet of Lot 198 on a plat of the resubdivision of Lots 198 and 197, Belmont Heights, of record in Plat Book 6200 at page 498, Register`s Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the westerly right-of-way of Oakland Avenue, said point being the southeasterly corner of the herein described property; thence S 81 deg. 57 min. 12 sec. E 175.00 feet to an iron pin in the easterly margin of a 15 foot alley; thence with said alley N 9 deg. 27 min. 37 sec. E 25.00 feet to Trauger`s southwesterly corner; thence with Trauger`s southerly line, S 81 deg. 57 min. 12 sec. E 175.00 feet to the westerly margin of Oakland Avenue; thence with said avenue S 9 deg. 27 min. 37 sec. W 25.00 feet to the beginning.

Being part of the same property conveyed to Barbara J. Highers Hackett by Final Decree recorded in Book 6413 at page 815, Register`s Office for Davidson County, Tennessee,

This conveyance is subject to taxes for the year 1987 and subsequent years, easements and restrictive covenants of record.

Rudy J. Trudel, husband of Barbara J. Highers Hackett joins in this conveyance for the purpose of relinquishing any marital rights he might have in the property.

THIS IS un IMPROVED PROPERTY KNOWN AS northerly 25 feet, 2515 Oakland Avenue, Nashville, TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singlular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 18 day of December 19 86

Barbara J. Highers Hackett
Barbara J. Highers Hackett

James Rudolph Trudel
James Rudolph Trudel

State of Tennessee
County of Davidson

On this 18 day of December, 19 86, before me personally appeared Barbara Jo Highers Hackett to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.
My Commission expires:

4/19/87

Wm. C. Caldwell
Notary Public

State of Tennessee
County of Davidson

On this 18 day of December, 19 86, before me personally appeared James Rudolph Trudel to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.
My Commission expires:

4/19/87

Wm. C. Caldwell
Notary Public

WARRANTY DEED

Mail to: Byron Traughber
2509 Oakland Ave
Nashville, TN 37212

SOUTHEAST TITLE
OF TENNESSEE, INC.

SUITE 100
BRISTOL BUILDING
7003 CHADWICK DRIVE
BRENTWOOD, TN 37027

76402

IDENTIFICATION REFERENCE

Dec 29 9 10 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 _____

BOOK 7081 PAGE 218

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

1850 60- STATE
$1.00 CSTAK
.50 PRFEE
6.00 WDEED
CHECK 58.30-
10346 12/29/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

76402

IDENTIFICATION REFERENCE

Dec 29 9 18 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 26731