BOX 10 BOOK 7083 PAGE 126

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF December, 19 86

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTY.
236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

| ADDRESS NEW OWNER (S) AS FOLLOWS | Send Tax Bills To/Mortgagee Is: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ronald Haffkine (NAME) | Same/Johnnie J. James (NAME) | 18W3785 |
| P.O. Box 121017 (STREET ADDRESS OR ROUTE NUMBER) | 1152 Greenland (STREET ADDRESS) | |
| Nashville, TN. 37212 (CITY) (STATE) (P. O. ZIP) | Nashville, TN 37216 (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Johnnie J. James and wife, Mae James

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald Haffkine

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 68 on the Map of Barrow's Addition to Edgefield, now East Nashville, of record in Plan Book 1, page 13, Chancery Court at Nashville, Tennessee, for said County.

Said Lot No. 68 fronts 50 feet on the southerly side of Russell Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Johnnie J. James and wife, Betty L. James by deed from Beulah W. Greer Evans of record in Book 3676, page 357, Register's Office for Davidson County, Tennessee. The said parties having since divorced. And being the same property conveyed to Johnnie J. James by deed from Betty L. James of record in Book 5240, page 686, Register's Office for Davidson County, Tennessee.

76930

IDENTIFICATION REFERENCE

Dec 29 3 56 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 810 Russell Street, Nashville, TN 37206
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging unto 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 singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness our hand s this 19th day of December, 19 86

Johnnie J. James

Mae James

LR/t

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INDIVIDUAL ACKNOWLEDGEMENT

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public of said county, Johnnie J. James and wife, Mae James

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

WITNESS my hand, at office, this 19th day of December, 19 86

NOTARY PUBLIC

My commission expires:

2-26-87

CORPORATE ACKNOWLEDGEMENT

State of

County of

Before me, 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 himself to be President (or other officer authorized to execute the instrument) 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 himself as

WITNESS my hand and seal, at office in, this day of, 19.

NOTARY PUBLIC

My commission expires:

WARRANTY DEED

FROM

Johnnie J. James and wife,

TO

Ronald Haffkine

PATRICIA SPICER CARDEN
Attorney At Law
236 Fourth Avenue North
Suite 200
Nashville, Tennessee 37219

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

RECEIVED OF _____

FOR _____

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

750 - 3- CRT-
BIC- .3 CERT-
.50 REF-
6.00 WRIT-
CHEC 216.50-
.70
157981 12/29/86 3:

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

76930

IDENTIFI REFERENCE

Dec 29 3 56 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 27271