BOOK 7092 PAGE 213

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
M. L. Wakefield	same	72-2
(NAME)	(NAME)	
3712 Wimbledon Road		54
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) ---------- DOLLARS

cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, F W & L Company

has / ~~have~~ bargained and sold, and by these presents does / ~~do~~ transfer and convey unto the said M. L. Wakefield

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land lying in the 15th, formerly 11th, Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the Plan of the Martin Lands, of record in Minute Book "W", page 90, County Court for said County, and described according to a copy of a survey made thereof made February 24th, 1948, by Harvey Gee, Surveyor, as follows:

Beginning at a point where the north margin of Richardson Avenue intersects the west right-of-way line of the Lewisburg & Northern Railroad; thence with the margin of Richardson Avenue, North 86 degrees West 265 feet to a point; thence North 9 degrees 15' West 669 feet to the margin of the Lewisburg & Northern Railroad; thence with the margin of said right-of-way, as follows: South 75 degrees 20' East 30.7 feet, South 40 degrees 10' East 171 feet, South 25 degrees 45' East 240 feet, and South 21 degrees 28' East 348.6 feet to the beginning, containing 2.59 acres, more or less.

Being the same property conveyed to F W & L Company, by deed from Albert B. Maloney, of record in Book 4585 page 169, Register's Office for Davidson County, Tennessee.

79046

IDENTIFICATION REFERENCE

Dec 31 6 24 PM '86

FILED & RECORDED IN REGISTER'S OFFICE DAVIDSON COUNTY, TN

This is unimproved ( ) / improved (X) property, known as 1015 West Kirkland Avenue (House Number) (Street)

Nashville, Tennessee (City or Town) 37216 (Zip Code)

(P. O. Address)

To have and to hold the said tract or parcel of land, with the appurtenances, 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.

Whenever 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 hands this 29th day of December, 19 86.

F W & L Company

M. L. Wakefield, Jr.

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STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared M. L. Wakefield and with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the president and respectively of F W & L Company, the within named bargainor, a corporation, and that he as such president and executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said M. L. Wakefield as president and attesting the same by the and as .

Witness my hand and seal, at office in Nashville, Tennessee, this 28th day of December, 19 86.

Kathy S Chance Notary Public

Commission expires 9/1/88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 400,000
This is equal to or greater than the property would bring at a fair and voluntary sale.

M. L. Wakefield

Sworn to and subscribed before me
this 29th day of December, 19 86.

My commission expires 9/1/88 Notary Public Kathy

This instrument was prepared by:
R. H. Pursell
Howell, Fisher, Branham & North, 400 Court Square Building, Nashville, TN 37201 (615) 244-3370
Name Address

WARRANTY DEED

FROM
F W & L Company

TO
M. L. Wakefield

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

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

RECEIVED OF _____

FOR _____

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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
			.50 PREF	
			6.00 MORT	
			CHECK	106.50-
			3989 12/31/86 TAL	.0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79046

IDENTIFICATION REFERENCE

Dec 31 6 24 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 29575