Address New Owner:	Send Tax Bills To:	Map/Parcel
John Allen Farrar	Same	Map 83-13
P.O. Box 40312		Par 299
Nash, TN 37204		23W-5190

WARRANTY DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, LYNDAL ROBERTS, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said JOHN ALLEN FARRAR, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Map showing the survey of Lot No. 108 and the resubdivision of Lots Nos. 105, 106 and 107 of Block "L" of the Lindsley Tract, as of record in Book 843, page 94, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 61 feet on the east side of South 14th Street and runs back between parallel lines along the south margin of Fatherland Street, 150 feet to a dead line.

Being part of the same property conveyed to Lyndal Roberts, by deed from Sunbelt Real Estate Investments, Inc., of record in Book 7002, Page 354, Register's Office for Davidson County, Tennessee.

Margaret Roberts, wife of Lyndal Roberts, executes this instrument for the purpose of (i) acknowledging and consenting to this conveyance, including the transfer of any property interest that may have accrued to her by virtue of her marriage to Lyndal Roberts, and (ii) waiving and renouncing any dower, elective share or exemption rights provided for by law in the premises hereby conveyed.

This instrument was prepared from information furnished by Lyndal Roberts.

This property is conveyed subject to the Plan of record in Book 843, Page 94, said Register's Office; Easement of record in Book 4904, page 876; and to all applicable local government planning, building and zoning regulations.

This is improved property known as 1400 Fatherland Street, Nashville, Tennessee. JR JF The contract for sale survives the closing.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said JOHN ALLEN FARRAR, his heirs and assigns, forever.

AND GRANTOR COVENANTS that he is lawfully seized and possessed of said real estate, in fee simple, that he has a good and valid right to convey it and that the same is unencumbered.

AND GRANTOR DOES further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said real estate 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

02/24 139.50 CHECK

538

shall be applicable to all genders.

WITNESS our hands on this 23rd day of February, 1987.

Lyndal Roberts
LYNDAL ROBERTS

Margaret Roberts
MARGARET ROBERTS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $47,500.00.

John Allen Farrar
AFFIANT

Sworn to and subscribed before me this 23RD day of February, 1987.

David Coleman
NOTARY PUBLIC

My commission expires: 5/13/89.

DAVID COLEMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lyndal Roberts and wife, Margaret Roberts, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 23RD day of February, 1987.

David Coleman
NOTARY PUBLIC

My commission expires: 5/13/89.

DAVID COLEMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Prepared By:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St.
Brentwood, TN 37027

9 6 4 8 6

IDENTIFICATION REFERENCE

FEB 24 8 09 AM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7144 PAGE 786

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

4750 . 00- AMT.
13.00 STAX
.50 RFEE
.00 MTA
CK # 139.50-
3650.02/.4737 BAL .0.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9. 6. 4 8. 6.

IDENTIFI REFERENCE

FEB 24 8 09 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.48830