BOOK 7168 PAGE 833

STATE OF TENNESSEE
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

C.B. Steakley Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF March, 1987

Thomas W. Sanders
Notary Public

MY COMMISSION EXPIRES: 1-21-90
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Combos & Lawless, P.C., 301 Union Street, Suite 1404, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
Ann Y. Allen	First American National Bank of Nashville	061-15-0
(NAME)	(NAME)	
3818 Baxter Avenue	First American Center/4th & Union	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37216	Nashville, Tennessee 37237	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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. C.B. Steakley, Jr., Executor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ann Y. Allen

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 the southerly half of Lot No. 32 on the Map of the Subdivision of Maplewood Home Tract, as of record in Book 421, page 174, Register's Office for said County.

Said part of Lot No. 32 fronts 50 feet on the easterly side of Baxter Street, and runs back between parallel lines, 225 feet to a dead line.

Being the same property conveyed to Edith Steakley by deed from C.B. Steakley of record in Book 4550, page 46, Register's Office for Davidson County, Tennessee.

The said Edith Steakley (Huff) having died and the said C.B. Steakley, Jr., having qualified as executor of the estate of Edith Steakley (Huff) by Order in Minute Book 311, page 611, Probate Court for Davidson County, transfers said property in such capacity.

RUSH

MAR 16 11 30 AM '87

REGISTER'S OFFICE DAVIDSON COUNTY, TN

TENNESSEE REFERENCE

0 4 1 0 4

unimproved ( )
This is improved (X) property, known as 3818 Baxter Avenue, Nashville, Tennessee 37216
(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 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 singular 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 13 day of March, 1987

C.B. Steakley, Executor of the estate of Edith Steakley (Huff)
C.B. Steakley, Jr., Executor of the estate of Edith Steakley (Huff)

STATE OF TENNESSEE
County of Davidson

Personally appeared before me, C.B. Steakley, Jr., Executor of the Estate of Edna Fahey, III (d)

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13 day of March, 1987.

Commission expires 1-21-90 Thomas W. Lawless
Notary Public

STATE OF TENNESSEE
County of _____

Personally appeared before me, _____

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this _____ day of _____, 19____.

Commission expires _____
Notary Public

WARRANTY DEED

FROM

C.B. Steakley, Jr., Executor

TO

Ann Y. Allen

Prepared by: COMBOS & LAWLESS, P.C.
ATTORNEYS AT LAW
AMERICAN TRUST BUILDING, SUITE 1404
301 UNION STREET
NASHVILLE, TENNESSEE 37201

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

RECEIVED OF _____

FOR _____

BOOK 7168 PAGE 835

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

65000.00- CAMT.
132.00 CSTAX
.50 RREL
6.00 WDCC
CHECK 139.50-
2170A03/16/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04164

IDENTIFICATION REFERENCE

MAR 16 11 30 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 57296