PREPARED BY:
Fred E. Cowden, Jr.
Attorney-at-Law
323 Union Street
Nashville, TN 37201
615/255-7496

Bot 21

WARRANTY DEED

BOOK 7174 PAGE 950

New Owner:	Send Tax Bills To:	Map & Parcel No.:
Tennessee Real Estate Company 398 B Murfreesboro Road Nashville, TN 37210	Same	Map 105-7 Parcel 83

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Janet Douglas Peacher DeFord, hereinafter called the grantor, have bargained and sold, and by these presents do transfer and convey unto Tennessee Real Estate Company, hereinafter called the grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being the southerly forty (40) feet of Lot No. Fifty (50) on the Plan of Hagan and Merritt's Resubdivision of Blocks "I", "J", "K", "L", "M", and "N" of the Merritt Lands, as of record in Book 161, page 49, Register's Office for said County.
>
> Said part of Lot No. Fifty (50) fronts forty (40) feet on the easterly side of Hagan Street and runs back between parallel lines, with the southerly margin of Rose Avenue, one hundred sixty-four (164) feet to an alley.
>
> Being the same property divested out of Baltz Brothers Packing Company and vested into Janet Douglas Peacher DeFord by judgment of the United States District Court for the Middle District of Tennessee, case number 3-84-0577, said judgment being of record in Book 6551, Page 332, Register's Office of Davidson County, Tennessee.
>
> This is improved property known as 507 Hagan Street.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said grantee, its successors and assigns, forever; and I do covenant with the said grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said grantee, its successors 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 19 day of March, 1987.

Janet Douglas Peacher DeFord

Janet Douglas Peacher DeFord,
A Single Person

05995

IDENTIFICATION REFERENCE

MAR 19 4 03 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Janet Douglas Peacher DeFord, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 19 day of March, 1987.

Linda Carroll Patterson
Notary Public
My Commission expires: 11-12-90

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $21,500.00.

Affiant

Sworn to and subscribed before me this 19 day of March, 1987.

Linda Carroll Patterson
Notary Public
My Commission expires: 11-12-90

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

RECEIVED OF _____

FOR _____

BOOK 7174 PAGE 952

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

2:50 .50- CAMT.
66.20 STAX
.50 PRFE
6.00 MRTG
CHECK 66.70-
4207A03/19/87 BAL .0.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05995

IDENTIFI REFERENCE

MAR 19 4 03 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 59282