BOOK 7194 PAGE 503

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,862.00

× [signature] Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March 1987

[signature] Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Name & Address of Property Owner:	Name & Address of Mortgagee:	MAP-PARCEL NUMBERS
Bruce Noel Stevens (NAME)	First American National Bank (NAME)	104-8-240
1105 16th Ave. So. Suite D (STREET ADDRESS OR ROUTE NUMBER)	15 Music Square West (STREET ADDRESS)	
Nashville TN 37212 (CITY) (STATE) (P.O. ZIP)	Nashville, Tennessee, 37203 (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, Edward T. Rabbitt and James E. Malloy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bruce Noel Stevens

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:

TRACT 1

Land in Davidson County, Tennessee, being part of Lot No. 29 in O. B. Hayes Plan of Large Lots, called Rokeby, as of record in Book 21, page 87, Register's Office for said County, described as follows:

Beginning on the easterly margin of 16th Avenue South, formerly Belmont Avenue, as widened the southwest corner of the property conveyed to S. M. Allen, Jr. and wife, by deed from William Beverly Lottle and wife, of record in Book 888, page 731, said Register's Office, thence with the easterly margin of 16th Avenue South, southwardly 65 feet 2 inches, more or less, to the northwest corner of the property conveyed to E. T. Lowe and wife, by deed from W. W. Darden and wife, of record in Book 541, page 349, said Register's Office, thence with Lowe's northerly line, eastwardly 146-1/2 feet, more or less, at the westerly margin of an alley; thence with said alley, northwardly 65 feet 2 inches, more or less, to the southeast corner of said Allen property, thence with Allen's southerly line westwardly 146-1/2 feet, more or less, to the beginning.

Being the same property conveyed to Edward T. Rabbitt and James E. Malloy by deed from Jack A. Henshaw and wife, Helen S. Henshaw, of record in Book 5499, page 368, Register's Office for Davidson County, Tennessee. *

* CONT'D ON BACK PAGE

This is unimproved ( ) improved (X) property, known as 1214 and 1216 16th Avenue South, Nashville, Tennessee, 37212
(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 our hands this 31st day of March, 1987

× [signature] × Edward T. Rabbitt

1316

BOOK 7194 PAGE 504

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Joyce M. Rice, a Notary Public in and for said County and State, the within named James E. Malloy

the bargainor, 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of March, 1987.

My Commission Exp
Commission Expires

Joyce M. Rice
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Christine S. Caravacci a Notary Public in and for the State and County aforesaid, personally appeared Edward T. Rabbitt with whom I am personally acquainted, and who, upon oath, acknowledged that he acknowledged the within instrument for the purposes therein contained.

12079

IDENTIFICATION REFERENCE

APR 7 10 18 AM '87

FEE $ 2.00 WILSON TI REGISTER DAVIDSON COUNTY, TN

Witness my hand and official seal at Nashville, Tennessee, this 31st day of March, 1987.

Christine S. Caravacci
Notary Public

Commission Expires 3-11-90

WARRANTY DEED

FROM

Edward T. Rabbitt and James E. Malloy

TO

Bruce Noel Stevens

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

(CONT'D FROM FRONT PAGE)

TRACT TWO

Being the south 50 feet of the north 100 feet of the west part of Lot No. 29 on the Map of O. B. Hayes Plan of Lots, called Rokeby, as of record in Book 21, page 87, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 29 fronts 50 feet on the easterly side of 16th Avenue South, formerly Belmont Avenue, as widened, and runs back between parallel lines 146-1/2 feet, more or less, to an alley.

Being the same property conveyed to James E. Malloy and Edward T. Rabbitt by deed from Harry Jenkins and Alfred Haber in Book 5830, page 812, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 7194 PAGE 505

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

25000.00- CONST.
713.00 BSTAX
.50 RFEE
6.00 MMFEE
SUBTOTAL 726.50-
131304/7787 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12079

IDENTIFICATION REFERENCE

APR 7 10 18 AM '87

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 66218