FROM UNVERIFIED INFORMATION FURNISHED BY THE PARTIES:

3047

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
SPYROS N. PAVLON 2408 Blair Boulevard Nashville, TN. 37212	S A M E (Mortgagor)	104-11-335 24W-07990

WARRANTY DEED BOOK 7194 PAGE 771

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee. and other good and valuable consideration, the receipt of which is hereby acknowledged, Mary Corcoran Hughes and Nora Corcoran Broderick, devisees under the will of Delia Corcoran Bland hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto _____ hereinafter called the Grantee, Grantee's 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 Lot No. 152 on the map of Bransford Realty Company's Subdivision of the Edgar Jones Homes Place of record in Book 421, page 7, Register's Office for said County.

SAID Lot No. 152 fronts 55 feet on the northerly side of Blair Boulevard and runs back between lines, 180.8 feet on the westerly line and 182.1 feet on the easterly line to an alley on which it measures 55 feet.

BEING the same property devised to Mary Corcoran Hughes and Nora Corcoran Broderick by Will of Delia Corcoran Bland in Will #40821, Probate Court of Davidson County, Tennessee. Delia Corcoran Bland acquired said property by deed from Frank S. Clouse and wife, Jessie Mae Clouse of record in Book 1371, page 51, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Mary Corcoran Hughes by Mary Catherine Baldinger Beehan as her Attorney in Fact pursuant to a Power of Attorney of record in Book 6967, page 186, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Nora Corcoran Broderick by O. J. Baldinger and Frank J. Baldinger as her Attorney in Fact pursuant to a Power of Attorney of record in Book 6967, page 187, Register's Office for Davidson County, Tennessee.

This is ~~an~~ improved property, known as 2408 Blair Boulevard, Nashville, TN 37212.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 1st day of April, 19 87.

Mary Corcoran Hughes
Mary Catherine Baldinger Beehan
Mary Corcoran Hughes
BY: Mary Catherine Baldinger Beehan
Attorney in Fact

Nora Corcoran Broderick
by O. J. Baldinger
Nora Corcoran Broderick
BY: O. J. Baldinger
Attorney in Fact

Nora Corcoran Broderick
by Frank J. Baldinger
Nora Corcoran Broderick
BY: Frank J. Baldinger, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7194 PAGE 772

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 96,000.00

_____
Affiant

Subscribed and sworn to before me, this the 1st day of April, 1987.

My Commission Expires: 1-10-89

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Catherine Baldinger Beehan with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of Mary Corcoran Hughes as her Attorney in Fact as the free act and deed of the within named Mary Corcoran Hughes.

Witness my hand and official seal at Nashville, Tennessee, this the 1st day of April, 1987.

Frank J. Hostetler, Jr.
NOTARY PUBLIC

My commission expires: 7-18-87

WARRANTY DEED

from:
Mary Corcoran Hughes and Nora Corcoran Broderick

to:

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7194 PAGE 773

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named O. J. Baldinger, 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 on behalf of Nora Corcoran Broderick as her Attorney in Fact as the free act and deed of the within named Nora Corcoran Broderick.

Witness my hand and official seal at Nashville, Tennessee, this the 1st day of April, 1987.

Frank J. Hostetler Jr.
NOTARY PUBLIC

My commission expires: 7-18-87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank J. Baldinger, 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 on behalf of Nora Corcoran Broderick as her Attorney in Fact as the free act and deed of the within named Nora Corcoran Broderick.

Witness my hand and official seal at Nashville, Tennessee, this the 1st day of April, 1987.

Frank J. Hostetler Jr.
NOTARY PUBLIC

My commission expires: 7-18-87

12161

IDENTIFICATION REFERENCE

APR 7 11 40 AM '87

DAVIDSON COUNTY

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

RECEIVED OF _____

FOR _____

BOOK 7194 PAGE 774

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
			960[illegible] R- CAMT.	
			268.80 CSTAX	
			.50 [illegible]	
			9.00 [illegible]	
			CHC K	278.30-
			14:20:07/07/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12161

IDENTIF. REFERENCE

APR 7 11 40 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 66310