BOOK 7216 PAGE 215

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $34,500.

Horace E. Fann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF April 1987

Jo Ann Smith
Notary Public

MY COMMISSION EXPIRES: March 11, 1991

(AFFIX SEAL)

Mortgagee:
Jacqueline Caldwell Nokes
7025 Cotton Blossom Lane
Nashville, TN 37221

THIS INSTRUMENT WAS PREPARED BY
Nella Schneider Hunt, Attorney, 222 Third Avenue, North, Nashville, Tennessee 3720
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HORACE E. FANN (NAME)	HORACE E. FANN (NAME)	83-13-440
1501 Lillian Street (STREET ADDRESS OR ROUTE NUMBER)	1501 Lillian Street (STREET ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37206 (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, JACQUELINE S. CALDWELL NOKES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HORACE E. FANN AND WIFE, EVELYN C. FANN

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 Lot No. 126 of Block "O" on the Plan of the Lindsley Home Place, of record in Book 2, page 92, Chancery Court at Nashville.

Said Lot No. 136 fronts 50 feet on the northerly side of Lillian Avenue and runs back between parallel lines with the easterly margin of South 15th Street, 150 feet to an alley.

Being the same property conveyed to George Saunders by deed from J. B. Deal Boulton and wife, Alene Hale Boulton, of record in Book 1789, page 99, Register's Office for Davidson County, Tennessee. The said George Saunders having since died, leaving his wife, Leila and two children, Jacqueline S. Caldwell and George William Saunders. The said Leila Saunders having since died and the said George William Saunders having since died. (See affidavit of heirship being recorded simultaneously herewith)

This conveyance is made subject to:
The Plan of record in Book 2, page 92, said Chancery Court, which shows an Owner's Certificate, certain setback lines and easements to which plan reference is hereby made.

The property herein described and conveyed in this instrument is not the usual place of residence of the grantor.

This is (unimproved) (X) property, known as 1501 Lillian Street (House Number) (Street) Nashville, Tennessee (P.O. Address) (City or Town) (Postal Zone)

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 22nd day of April, 1987

Jacqueline S. Caldwell Nokes
JACQUELINE S. CALDWELL NOKES

04/27 103 1 3655

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jacqueline S. Caldwell Nokes

the bargainor, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of April, 19 87

Commission Expires March 11, 1991 — Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

JACQUELINE S. CALDWELL NOKES

TO

HORACE E. FANN AND WIFE,

EVELYN C. FANN

IDENTIFY REFERENCE

APR 27 3 43 PM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

19333

Attorneys Title Company, Inc.
Titles Guaranteed

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

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

RECEIVED OF _____

FOR _____

BOOK 7216 PAGE 217

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			34500.00- CAMT	
			96.60 CSTAX	
			.50 PRFE	
			6.00 WDE D	
			CHECK 103.10-	
			9655A04/27/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19333

IDENTIFICATION REFERENCE

APR 27 3 44 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 74376