THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
Suite 150
2000 Richard Jones Road
Nashville, Tennessee 37215

BOOK 7248 PAGE 516

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sheron Randolph	Sharon Randolph	MAP 105.13
(NAME)	(NAME)	
931 Douglas Avenue	931 Douglas Avenue	PARCEL 283
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville; Tennessee 37204	Nashville, Tennessee 37204	22W-04385
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of THIRTY SIX THOUSAND AND 00/100---------- *Dollars,*

James C. Oliver and Kenneth G. Mitchell, both unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Sheron Randolph

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING the easterly one-half (1/2) of Lot No. 88 on the Map of Waverly Place, of record in Book 57, page 95, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 88 fronts 78.05 feet on the southerly side of Douglas Avenue and runs back between lines, 286.8 feet along the westerly margin of an alley, to an alley in the rear, measuring 79.45 feet thereon.

BEING the same property conveyed to James C. Oliver and Kenneth G. Mitchell, by deed from Ramon A. Nelms and wife, Edna B. Nelms; of record in Book 7207, page 772, Register's Office for Davidson County, Tennessee.

29841

IDENTIFICATION REFERENCE

MAY 27 1 35 AM '87

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 36,000.00

Subscribed and sworn to before me this the 26th *day of* May, 19 87

My commission expires March 11, 1990
(Affix Seal)

Affiant

Notary Public

This is improved (unimproved) property, known as 931 Douglas Avenue, Nashville, Tennessee 37204
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons

Whenever 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 26th *day of* May, 19 87 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date*

James C. Oliver

Kenneth G. Mitchell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me Mitchell A. Watts *, a Notary Public in and for said County and State* James C. Oliver and Kenneth G. Mitchell, both unmarried

the within named bargainor s *, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained*

Witness my hand and official seal at Nashville, *Tennessee, this* 26th *day of* May *, 19* 87

Notary Public

Commission expires March 11, 1990

Mitchell A. Watts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public 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* _____ *of the* _____ *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____

Witness my hand and seal, at office in _____ *this* _____ *day of* _____ *, 19* ___

_____ Notary Public

Commission expires _____

WARRANTY DEED

FROM

James C. Oliver and Kenneth G. Mitchell, both unmarried

Sheron Randolph

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			36000.00- CAMT.	
			10.80 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 107.30-	
1747A05/27/87			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2.98477

IDENTIFICATION REFERENCE

MAY 27 11 35 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 86203