F. 12 Boy 3

BOOK 7273 PAGE 226

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

38,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF May, 19 87

Notary Public

MY COMMISSION EXPIRES: July 18, 1987

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, 325 PLUS PARK BOULEVARD, NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda J. Taylor (NAME)	The Lomas & Nettleton Company (NAME)	MAP 69-12
2118 Courtney Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 660721 (STREET ADDRESS)	PARCEL 77
Nashville, TN 37218 (CITY) (STATE) (P. O. ZIP)	Dallas, TX 75266-0721 (CITY) (STATE) (ZIP)	45590

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, Betty Freeman, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Linda J. Taylor and Robert J. Polk, Jr., as tenants in common

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 the 13th, formerly the 23rd Civil District of Davidson County, Tennessee, being the northwesterly part of Lot NO.31 on the unrecorded plan of Brattonview Subdivision at Bordeaux described partly according to a survey made by E. L. Miller, Jr. and Company, Surveyors dated January 31, 1964 as follows:

Beginning at a point in the southesterly side of Courtney Avenue, said point being the southwesterly front corner of the property conveyed to A. A. Dugger and wife, Sallie L. Dugger of record in Book 3702, page 201, Register's Office for Davidson County, TN; thence leaving Courtney Avenue and with the southerly line of the Dugger property and in a southeasterly direction 213.4 feet more or less to a point in the center line of the Tennessee Electric Power Company Easement of record in Book 787, page 2, said Register's Office; thence with the center line of said easement and in a southwesterly direction 160.75 feet more or less to a point in the northeasterly margin of Bellefield Avenue; thence with the said margin of said avenue nd in a northwesterly direction 222.5 feet more or less to a point the beginning of a curve to the right; thence around said curve and in a northeasterly direction 41.2 feet more or less to a point in the southeasterly margin of Courtney Avenue; thence with the margin of said Avenue and in a northeasterly direction 139 feet more or less to the point of beginning.

This conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

Being the same property conveyed to Betty Freeman by quitclaim deed from Dick Eason, Trustee of record in Book 5893, page 739, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 2118 Courtney Avenue, Nashville, TN 37218
(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 unincumbered, 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 7th day of May, 19 87

Betty Freeman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7273 PAGE 227

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betty Freeman

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of May, 19 87.

Commission expires July 18, 1987

Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Betty Freeman

TO
Linda J. Taylor

Return to:
LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

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

RECEIVED OF _____

FOR _____

BOOK 7273 PAGE 228

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
			38000.00- CAPT.	
			106.40 CSTAX	
			.50 PRFEE	
			6.00 APPRD	
			CHECK	112.90-
			1202A06/19/87 BAL	.11

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38096

IDENTIFICATION REFERENCE

JUN 19 11 AM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 95460