Book 87 C1

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Harold D. Allen 209 24th Avenue N Nashville, TN 37203	Same	MAP 95-15 PARCEL 69 21W-10090

WARRANTY DEED BOOK 7293 PAGE 177

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, John Cunningham, Jr., unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Harold D. Allen and wife, Lorene L. Allen 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. 30 on the plan of Part of Elliston's Addition, of record in Book 332, page 159, Register's Office for said County.

SAID Lot No. 30 fronts 50 feet on the northerly margin of 24th (Farrell St.) Avenue and extends back between parallel lines a distance of 100 feet to an alley in the rear.

Being the same property conveyed to John Cunningham, Jr. and Mark Anthony Cunningham by Quitclaim deed from Barry W. Bedford, Trustee of record in Book 5085, page 306, said Register's Office. Mark Anthony Cunningham has since conveyed his interest in subject property to John Cunningham, Jr. by instrument of record in Book 6593, page 604, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

44490

IDENTIFICATION REFERENCE

Jul 10 8 53 AM

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

$ EXEMPT

This is (un)improved property, known as 209 24th Avenue N., Nashville, TN 37203.

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 8th day of July, 1987.

John Cunningham, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

On this 8th day of July, 1987, before me personally appeared John Cunningham, Jr., 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 his free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

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 $ 150,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 8th day of July, 1987.

My Commission Expires: 10-24-88

_____
Notary Public

WILL KING JR. NOTARY PUBLIC AT LARGE

WARRANTY DEED

from:
John Cunningham, Jr., unmarried

to:
Harold D. Allen and wife, Lorene L. Allen

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY

Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

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

RECEIVED OF _____

FOR _____

BOOK 7293 PAGE 179

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
			150000.00- CA'11.	
			420.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	426.50-
			8391A07/10/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44490

IDENTIFICATION REFERENCE

JUL 10 8 54 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.102591