BOOK 7362 PAGE 596 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 13,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF July, 1987

Notary Public

MY COMMISSION EXPIRES: 5-24-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Buford G. Frogge 625 Benton Ave. Nashville, Tn. 37204
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
John Frogge, Trustee (NAME)	Same (NAME)	71-8
955 Caldwell Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	63
Nashville, Tn. 37204 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

Mail

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, ~~XXX~~ I, Leatha Ausbrooks, widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Frogge, Trustee

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:

"Being the southerly 102.5 feet of Lot No. 56 on the map of Haynie Oriental Subdivision, as of record in book 161, pages 26 and 27, Registers Office for said County.
Said part of Lot 56 fronts 100 feet on the northerly side of Prince Street and runs back between parallel lines 102.5 feet to a dead line.
Being the said property as conveyed from Harold Ray Ashworth and wife to H. D. Ausbrooks (now deceased) and wife, Leatha Ausbrooks as of record in Book 4085, page 5, Register's Office for Davidson County, Tennessee.

68699

IDENTIFICATION REFERENCE

SEP 25 11 49 AM '87

DAVIDSON COUNTY, TN

This is { unimproved ( ) improved ( ) } property, known as 325 Prince Ave. Nashville, Tn. 37207
(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 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 17 day of July, 1987

Leatha Ausbrooks

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Leatha Ausbrooks, widow

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 [illegible], Tennessee, this 7 day of July, 19 87.

Commission Expires 5-8-91

[illegible] Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

TO

ATTORNEYS TITLE
A Minnesota Title Company

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 _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			13000.00- CAMT.	
			36.40 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	42.90-
6602A	09/25/87		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6869

IDENTIFICATION REFERENCE

SEP 25 11 49 AM '87

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 20190