BOOK 7373 PAGE 892

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF September 19 87

Notary Public

MY COMMISSION EXPIRES: 3/1/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Montgomery & Associates 4457 Donelson Pike, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia W. Valentine, Single (NAME)	Bailey Mortgage Company (NAME)	119-6
64 Lutie Street (STREET ADDRESS OR ROUTE NUMBER)	200 S. Lamar (STREET ADDRESS)	196
Nashville, Tennessee 37210 (CITY) (STATE) (P. O. ZIP)	Jackson, MS 39215-1389 (CITY) (STATE) (ZIP)	06DA 14357

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, Dolores A. McDowell Schaffer and James A. Schaffer / husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patricia W. Valentine, Single

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. 123 on the Map of Sterling Heights, Section Four, as of record in Book 1835, page 9, Register's Office for Davidson County, Tennessee.

SAID Lot No. 123 fronts 95 feet on the northerly side of Lutie Street and runs back 165.5 feet on the westerly line and 164.5 feet on the easterly line to a dead line in the rear, measuring 95 feet thereon.

Being the same property conveyed to Dolores A. McDowell by deed from Georgia Sanders Martin Gentry and husband James T. Gentry of record in Book 5645, Page 980, Register's Office, Davidson County, Tennessee.

James A. Schaffer, husband of Dolores A. McDowell, joins in this instrument to convey any interest he may have in subject property; especially his marital rights.

This conveyance is subject to any and all existing easements of record.

7239.0 IDENTIFICATION REFERENCE OCT 7 2 52 PM '87 DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property known as 64 Lutie Street, Nashville, Tennessee 37210
(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 their hands this 24th day of September, 19 87

Dolores A. McDowell Schaffer by Dolores A. McDowell Schaffer attorney-in-fact
Dolores A. McDowell Schaffer

James A. Schaffer by Dolores A. McDowell Schaffer attorney-in-fact
James A. Schaffer

STATE OF TENNESSEE
Davidson County

BOOK 7373 PAGE 893

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dolores A. McDowell Schaffer & husband, James A. Schaffer

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 24th day of September, 1987.

Commission expires 3-11-90

Notary Public

STATE OF TENNESSEE
Davidson County

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 Dolores A. McDowell Schaffer and husband, James A. Schaffer

TO Patricia W. Valentine, Single

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lois E. McDowell, with whom I am personally acquainted, and who acknowledged that she executed the whithin instrument on behalf of Dolores A. McDowell Schaffer and husband James A. Schaffer as their Attorney in Fact as the free act and deed of the within named Lois E. McDowell.

Witness my hand and official seal at Brentwood, Tennessee, this 24th day September, 1987.

My Commission Expires:

3-11-90

NOTARY PUBLIC

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7373 PAGE 894

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

46000.00- CONT.
128.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 135.30-
0806A10/07/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7239.6.

IDENTIFICATION REFERENCE

OCT 7 2 52 PM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 24304