This Instrument Prepared Without Title Search,
From Information Provided By the Grantee, By:
JOHN T. GWIN, ATTORNEY AT LAW
225 Lebanon Road
P. O. Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
G. L. WAYNICK
504 Woodland Court
Mt. Juliet, TN 37122

Mail

SEND TAX BILLS:
New Owners

MORTGAGEE:
None

MAP AND PARCEL:
Map 81-12
Parcel 139

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **CHARLES E. FORTE and JAMES J. REESE, SR.**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **G. L. WAYNICK**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

0850 01/25 0101 030-ESK 12.94

A tract or parcel of land situated and lying in Davidson County, Tennessee, the same being the westerly 37-1/2 feet of the southerly 90 feet of Lots 267 and 268 in McGavock, Wetmore and Others First Addition to Nashville, called the Town of McGavock, a plan of which is of record in Book 21, page 23 in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at the Northeast corner of Garfield Street and an alley, being the Southwest corner of Lot No. 267; thence with the northerly margin of Garfield Street, easterly 37-1/2 feet to a point 112-1/2 feet westerly from the westerly margin of Polk Street; thence parallel with alley northerly 90 feet to the southerly margin of a 10 foot alley; thence with said alley westerly 37-1/2 feet to the easterly margin of first mentioned alley; thence with easterly side of said alley 90 feet to the beginning.

Being the same property conveyed to Charles E. Forte and James J. Reese, Sr. by deed from Mary E. Forte, Trustee dated January 26, 1979, as of record in Book 5391, page 99, Register's Office for Davidson County, Tennessee. The said Charles E. Forte is unmarried; the said James J. Reese, Sr. is married to Katherine Reese, who joins in this conveyance.

This is unimproved property known as 1012-1014 Garfield Street, Nashville, Tennessee 37208.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal.

Real property taxes for 1988 have been settled between the parties and will be paid by Grantee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said G. L. WAYNICK, his heirs and assigns, forever; and we, CHARLES E. FORTE and JAMES J. REESE, SR. do covenant with the said Grantee 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 25th day of January, 1988.

Charles E. Forte
CHARLES E. FORTE

James J. Reese Sr.
JAMES J. REESE, SR.

Katherine Reese
KATHERINE REESE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named CHARLES E. FORTE and JAMES J. REESE, SR., the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 25th day of January, 1988.

NOTARY PUBLIC

My Commission Expires: 12/90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 23400.00.

AFFIANT

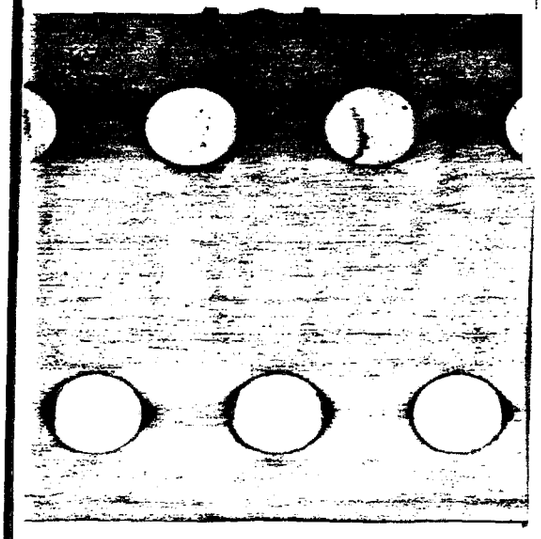
Subscribed and sworn to before me this 25th day of January, 1988.

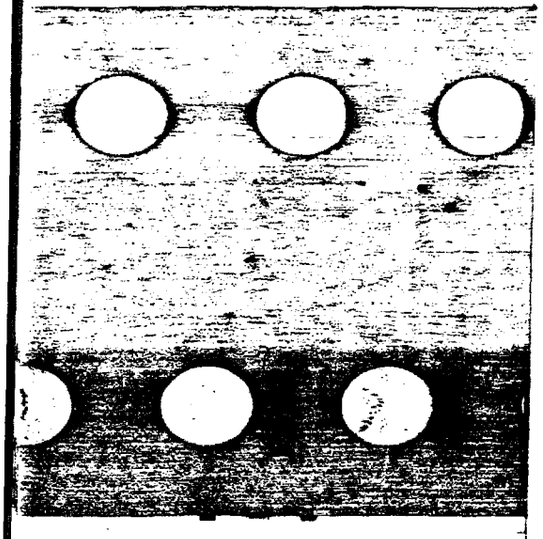
NOTARY PUBLIC
My Commission Expires:

FILED & RECORDED
JAN 25 10 29 AM '88
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

9.98 I.O.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7455 PAGE 154

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

CAMT	2340.00
CON TX	6.44
PRFEE	0.50
WDEED	6.00
TOTAL	12.94
CHECK	12.94

01/25/88 01 10:30 0001 0850

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.98 I.O.

IDENTIFI REFERENCE

JAN 25 10 29 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 55776