WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:	MAP/PARCEL NUMBERS
John L. Schlechty, Esq. 144 Second Avenue, North, Suite 312 Nashville, Tennessee 37201	MAP 081-11-0 PARCEL 561.00
ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**
Leslie Stratton 1105 Summit Avenue Nashville, Tennessee 37203	SAME

0674 04/04 0101 03CHECK 18.26

For and in consideration of the sum of ten dollars ($10.00) cash paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Juanita Moppins, hereinafter called the GRANTOR, has bargained and sold and by these presents does transfer and convey unto Leslie Stratton, hereinafter called the GRANTEE, his heirs and assigns, that parcel of land located in Davidson County, Tennessee and more particularly described as follows:

> Land in Davidson County, Tennessee, being the southerly 25 feet of Lot No. 131 on the plan of McGavock, Wetmore and others' second addition, called the addition to the town of McGavock, as of record in Book 21, Page 41, Register's Office, Davidson County, Tennessee.
>
> Said part of Lot No. 131 fronts 25 feet on the easterly side of 12th Avenue, North, formerly Florence Street, and runs back between parallel lines with the northerly margin of Cockrill Street, 154 feet to an alley.
>
> Being the same property conveyed to Walter H. Moppins by an Installment Deed from Rosa Porter of record at Book 1257, Page 29, R.O.D.C. The Vendor's Lien is released at Book 1246, Page 29, R.O.D.C.
>
> Walter H. Moppins died intestate and without issue on May 3, 1948. For the Order closing the administration of the estate of Walter H. Moppins see docket number 28559, Probate Court of Davidson County, Tennessee. The GRANTOR herein acquired title by inheritance as widow and sole heir of Walter H. Moppins, deceased.

To have and to hold the said parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE, his heirs and assigns, forever; and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, and have a good right to convey it, and the same is unencumbered except as set forth herein below, and I further covenant and bind myself, my 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.

This conveyance, however, is subject to property taxes for 1988 which are not yet due and payable but are a lien on the land and easements or restrictions of record, if any.

Witness my hand this 31st day of MARCH, 1988.

Juanita Moppins
JUANITA MOPPINS

STATE OF TENNESSEE)
)ss
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Juanita Moppins, GRANTOR, with whom I am personally acquainted and who acknowledged to me upon her oath that she executed the foregoing instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee, this 31ST day of MARCH, 1988.

NOTARY PUBLIC

My Commission Expires:

10-12-88

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $4,200.00.

LESLIE STRATTON

Sworn to and subscribed before me this 31ST day of MARCH, 1988.

NOTARY PUBLIC

My Commission Expires:

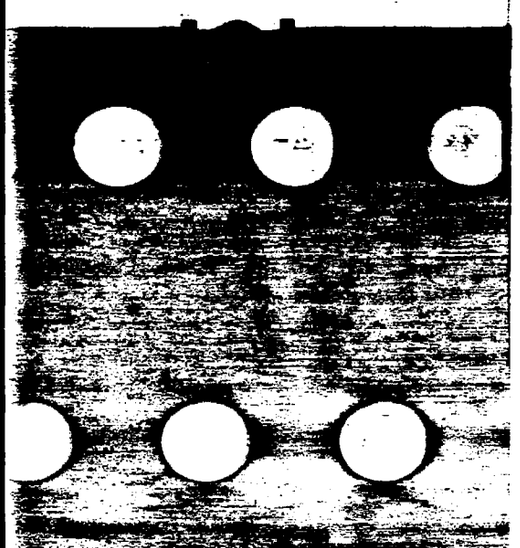
10-12-88

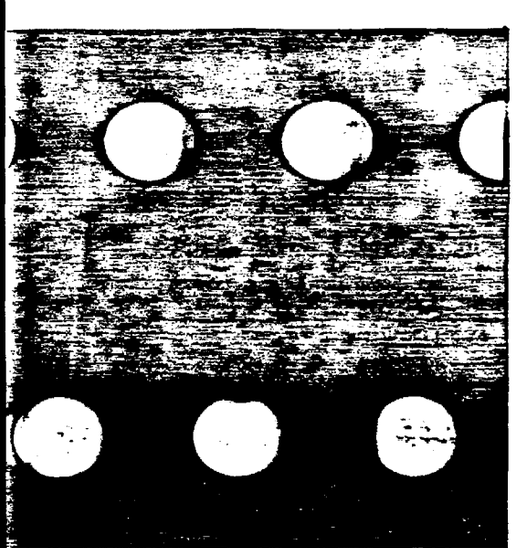
RUSH

APR 4 11 43 AM '88
FELIX Z. WILSON CLERK/REGISTER
DAVIDSON COUNTY, TN

IDENTIFI REFERENCE

18177





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7506 PAGE 933

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	4200.00
CON TX	11.76
PRFEE	0.50
WDEED	6.00
TOTAL	18.26
CHECK	18.26

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 04/04/88 01 10:43 0001 0474

18177

IDENTIFI REFERENCE

Apr 4 11 43 AM '88

FELIX Z. WILSON JT REGISTER
DAVIDSON COUNTY, TN

No. 76886