mail:

This Instrument Prepared By:
Richard M. Davenport, Attorney
Suite 201, Arena Place
2001 Charlotte Avenue
Nashville, TN 37203

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel No.:
William H. Posey et ux 89 Fain Street Nashville, TN 37210	Same	93-16-438

0249 03/29 0101 03CHECK 35.21

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, L. C. TANLEY, JR. and wife, PATRICIA TANLEY ("Grantors") have this day bargained and sold, and do hereby transfer and convey to WILLIAM H. POSEY AND WIFE, SUSIE J. POSEY ("Grantees") their heirs, successors, and assigns, the following described land in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, beginning at an iron pin in the southerly margin of Fain Street, said iron pin being located N 87 00' W 94.2 feet from the intersection of the margin of Fairfield Avenue and Fain Street; thence at right angle to Fain Street S 3 00' W 99.3 feet to an iron pin in the common line of Parcel Nos. 184 and 185, Property Map System, Davidson County, Tennessee; thence with the common line of Parcel Nos. 184 and 185; N 87 00' W 26.0 feet to an iron pin, thence leaving common line of parcel Nos. 184 and 185, at right angles north 3 00' E 99.3 feet to an iron pin located in the southerly margin of Fain Street; thence at right angles along the southerly margin of Fain Street, S 87 00' E 26.0 feet to the point of beginning.

BEING the same property conveyed to L.C. Tanley, Jr. by deed from Gary D. Wood, Substitute Trustee, as recorded in book 7465, page 960, Register's Office for Davidson County, Tennessee.

THIS is improved property known as 89 Fain Street, Nashville, Tennessee 37210.

This conveyance is subject to 1989 taxes which have been prorated and assumed by the Grantee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees and their heirs, successors and assigns, forever.

AND Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as herein set out. Grantors further covenant and bind themselves, their successors and assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs, successors and assigns against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this 14th day of March, 1989.

L. C. TANLEY

PATRICIA TANLEY

20270

MAR 29 2 11 PM '89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of March, 1989, before me personally appeared L. C. TANLEY and PATRICIA TANLEY, to me known, or proved to me on the basis of satisfactory evidence, to be the person(s) who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal.

My Commission expires:
11-10-91

Richard M. Davenport
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

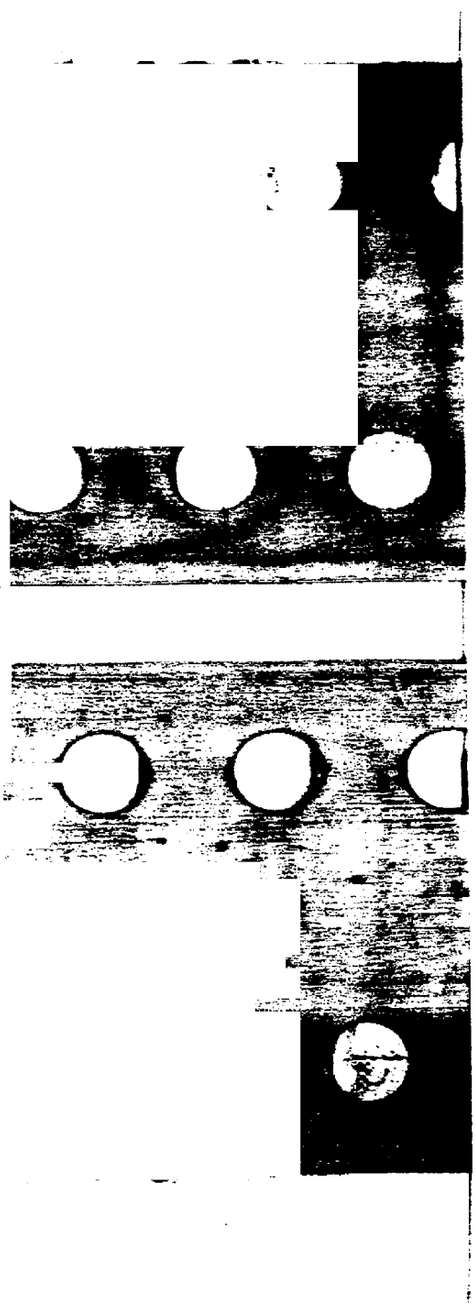
The actual consideration or value, whichever is greater, for this transfer is $8,750.00.

L. C. Tanley
AFFIANT

SUBSCRIBED TO AND BEFORE ME, THIS 17th DAY OF March, 1989.

Richard M. Davenport
NOTARY PUBLIC

My Commission Expires: 11-10-91



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

RECEIVED OF _____

FOR _____

BOOK 7803 PAGE 882

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	8750.00
CON TX	28.71
PRFEE	0.50
WDEED	6.00
TOTAL	35.21
CHECK	35.21

03/29/89 01 14:12 0001 0249

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20270

IDENTIFICATION REFERENCE

MAR 29 2 11 PM '89

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 194724