BOOK 1 PAGE - Y 47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 36,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
24th DAY OF March 19 89

Notary Public

MY COMMISSION EXPIRES 5-30-92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 101 Cumberland Avenue, Madison, Tennessee 37115

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Edmond R. Braham	Joseph H. Rutherford	12DA 43250
(NAME)	(NAME)	
1317 Lischey Avenue	910 Shelby Avenue	71-15-253
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, Tennessee	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Jaan Sturgis*

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edmond R. Braham

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:

A lot of land near the corporate limits of Northeast Nashville, being a part of Lot No. 7 on the Plan of White Lands, as of record in Plan Book 1, page 115, Chancery Court at Nashville, Tennessee, described as follows:

Beginning on the easterly margin of Lischey Avenue or North Fourth Street, 170 feet northerly from the southwest corner of said Lot No. 7, being the northwest corner of 100 feet of ground conveyed to Mrs. Annie Joy Sloan by deed of record in Book 232, page 378, Register's Office for said County; running thence with the easterly margin of said Avenue, northerly 100 feet to a corner of 25 acres of land conveyed by Joy & Son Company, to Thos. C. Joy; thence at right angles, easterly 165 feet to another corner of said tract; thence southerly parallel with the easterly margin of said Avenue, 100 feet to Mrs. Annie Joy Sloan's northeast corner; thence with her northerly line, westerly 165 feet to the beginning.

BEING the same property conveyed to Jaan Sturgis by Installment Deed from Joseph H. Rutherford and wife, Mary Della Rutherford, Melinda Rutherford Fleming and husband, Harold Lance Fleming, of record in Book 6904, page 847, Register's Office for Davidson County, Tennessee.

*including the assumption and agreement to pay the unpaid balance of a certain indebtedness in the original principal amount of $30,000.00 payable to Joseph Rutherford and secured by a Vendor's Lien retained in deed of record in Book 6904, page 847, said Registers' Office, to which reference is here made for complete terms and conditions;

unimproved ( )
This is improved (X) property, known as 1317 Lischey Avenue, Nashville, TN 37206
(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 24th day of March 19 89

Jaan Sturgis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Jaan Sturgis

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 Madison Tennessee, this 24th day of March 19 89

Commission expires 5-30-92

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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

IDENTIFICATION REFERENCE

APR 3 1 49 PM '89

FEE $ 2 WILSON CO. REGISTER
DAVIDSON COUNTY, TN

21384

WARRANTY DEED

FROM

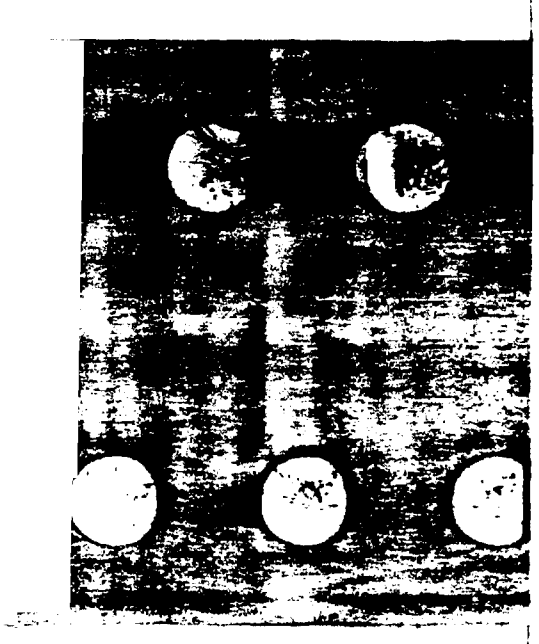
Jaan Sturgis

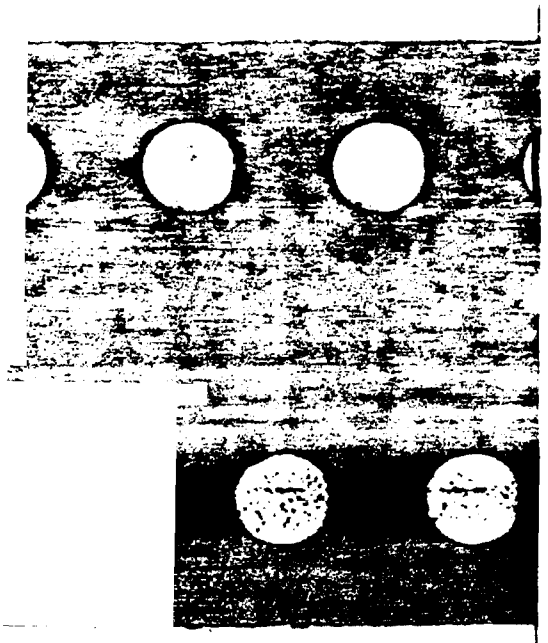
TO

Edmond R. Braham

RETURN TO:

William D. Castleman
101 Cumberland Avenue
Madison, Tennessee 37115





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7807 PAGE 113

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 36500.00
CON TX 120.45
PRFEE 0.50
WDEED 6.00
TOTAL 126.95
CHECK 126.95

04/03/89 01 17:50 0001 1611
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21384

IDENTIFICATION REFERENCE

APR 3 1 49 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 196051