Box 23

BOOK 7988 PAGE 611

File No: 8423-2

Address New Owner:	Send Tax Bills To:	Map/Parcel
Rufus Calvin Marable, etux	Same	Map 105-1
2021 25th Ave. N.		Par 89
Nashville, Tennessee 37203		

WARRANTY DEED

FOR AND IN CONSIDERATION 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, BRENDA LEIGH REYNOLDS and husband, STEVEN M. REYNOLDS, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto the said RUFUS CALVIN MARABLE, and wife, FREDONIA H. MARABLE, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lots Nos. 1, 6, & 7 on the subdivision of certain lots in the Boyd Ament Tract, as of record in Book 21, page 83, Register's Office for said County.

Said Lots Nos. 1, 6, & 7 front together 150 feet on the westerly side of 12th Avenue South and run back 171 feet on the northerly line, with the southerly margin of South Street, and 166 1/2 feet on the southerly line, to a dead line, measuring 150 feet thereon.

Included in the above description but specifically excluded from this conveyance is the following property:

Being part of Lot No. 1 on the Boyd Ament Plan, as of record in Book 21, page 83, Register's Office for said County, described as follows:

BEGINNING at a point, said point being located on the southwest corner of South Street and 12th Avenue South; thence along the southerly margin of South Street, a distance of 171 feet, more or less, to a point located on Alley No. 428; thence along the easterly margin of said Alley, a distance of 30 feet, more or less, to a point; thence along a line parallel to South Street in an easterly direction a distance of 144 feet, more or less, to a point; thence along a curve defined by a radius of 25 feet in a southeasterly direction, a distance of 39.2 feet, more or less, to a point located on the westerly margin of 12th Avenue South; thence along said margin in a northerly direction a distance of 58 feet, more or less, to the point of beginning, and containing 5,250 square feet, more or less.

Being the same property conveyed to Brenda Leigh Reynolds and husband Steven M. Reynolds by deed from A. J. Linx, Jr. and Elberta S. Linx of record in Book 6792, page 49, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to Agreement in favor of The City of Nashville, of record in Book 2146, page 167, Register's Office for Davidson County, Tennessee; any easements; Deed of Trust of record in Book 6793, page 53, said Register's Office; and to all applicable local government planning, building and zoning regulations.

It is agreed and understood that the above-named Grantees assume and agree to pay the remaining unpaid balance of a deed of trust of record in Book 6793, page 53, Register's Office for Davidson County, Tennessee.

This is improved property known as 901 12th South, Nashville, Tennessee. This property and improvements are transferred in "as is" condition.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said RUFUS CALVIN MARABLE and wife, FREDONIA H. MARABLE, their heirs and assigns forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good and valid right to convey it and that the same is unencumbered unless otherwise herein set out.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

Whenever 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 our hands on this 20th day of November, 1989.

Brenda Leigh Reynolds — Steven M. Reynolds

BRENDA LEIGH REYNOLDS — STEVEN M. REYNOLDS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $ 88,500.00 .

Rufus C. Marable, Jr.
AFFIANT

Sworn to and subscribed before me this 20th day of November, 1989.

Tom G. Coleman, Jr.
NOTARY PUBLIC

My commission expires: 3-3-1992 .

STATE OF TENNESSEE
COUNTY OF Davidson

6365 11/21 0101 03CHECK 299.05

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brenda Leigh Reynolds and husband, Steven L. Reynolds, 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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of November, 1989.

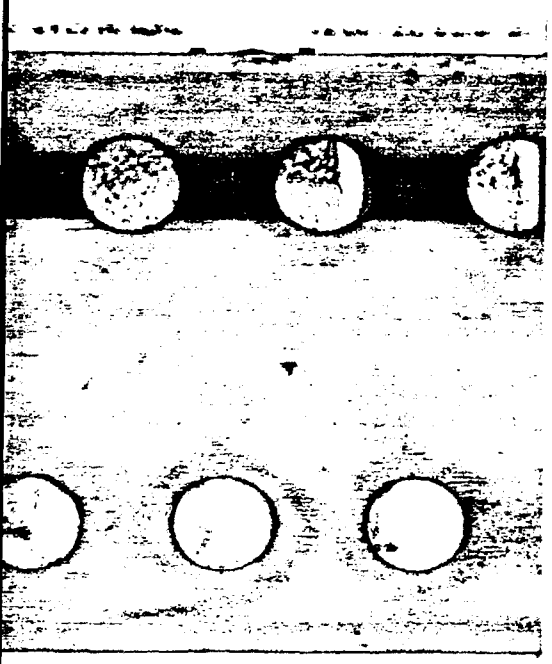
Lori E. Brothers
NOTARY PUBLIC

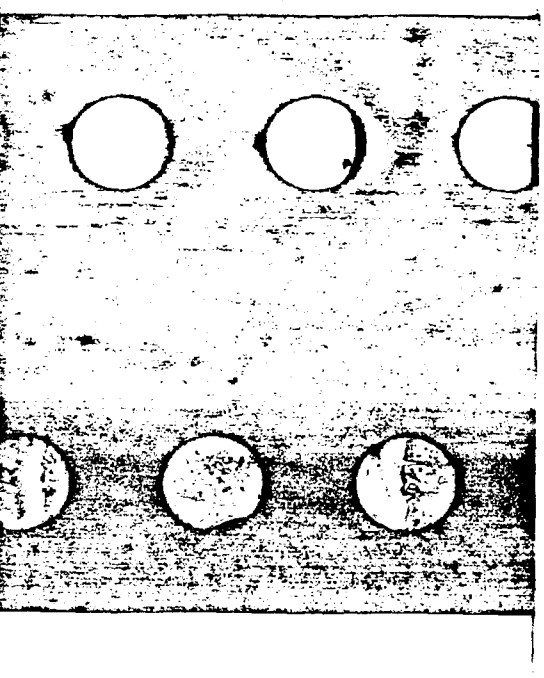
My commission expires: My Commission Expires Sept. 26, 1992 .

Prepared By:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St. B-102
Brentwood, TN 37027

May 21 11 09 AM '89

IDENTIF. REFERENCE 83714





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7988 PAGE 613

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 88500.00
CON TX 292.05
PRFEE 1.00
WDEED 6.00
TOTAL 299.05
CHECK 299.05

11/21/89 01 10:56 0001 6365

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

83714

IDENTIF. REFERENCE

Nov 21 11 09 AM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 269172