Box 53

FORM No. WD-1

BOOK 8001 PAGE 642

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,000.00

Clara Adams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF NOVEMBER, 1989

Claudia Pickard
Notary Public

MY COMMISSION EXPIRES: 1/23/93

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
EAST END TITLE & ESCROW — 405 Two Mile Pike — Goodlettsville, Tennessee 37072

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO MORTGAGEE	MAP-PARCEL NUMBERS
DOROTHY B. MENNING	SAME	MAP 72-7
(NAME)	(NAME)	
1405 Kirkland Avenue		PARCEL 109
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville Tn 37216		
(CITY) (STATE) (P.O. 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, HEIR-AT-LAW OF DAISY BELL WAGGONER, BEING CLAUDIA PICKARD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DOROTHY B. MENNING

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.

LAND in Davidson County, Tennessee, being Tax Map and Parcel No. 72-7-109 and part of Lots 16 & 18 L.A. Warren's Resubdivision of Block C, R.M. Dudley's Subdivision as recorded in Book 843, Page 102 of the Davidson County Register's Office, described as follows:

BEGINNING at a concrete monument in the southerly margin of Kirkland Avenue, thence south 190 feet to the northerly line of lot 12; thence east 70 feet to an iron pin; thence north 210 feet to a point in the southerly margin of Kirkland Avenue, thence along the southerly margin of Kirkland Avenue 70 feet to the point of beginning. Included in this description is the northerly portion of the lot between the TVA easement and the present margin of Kirkland Avenue which has inured to the benefit of the holder of the Fee Title by adverse possession, such tract having been openly and notoriously held continously held since 1930.

BEING the same property conveyed to Daisy Bell Waggoner by deed of record in Book 2156, page 86, Register's Office for Davidson County, Tennessee; the said Daisy Bell Waggoner having since died, pursuant to her Last Will and Testament of record in Book 7802, page 759, Register's Office for Davidson County, Tennessee, property now vests in Claudia Pickard.

3073 12/08 0101 03CHECK 56.50

This is improved (X) unimproved ( ) property, known as 1405 KIRKLAND AVENUE, NASHVILLE, TN 37216
(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 heir 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 covey 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 29th day of November, 19 89

Claudia Pickard
CLAUDIA PICKARD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CLAUDIA PICKARD, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 29th day of November 19 89.

Commission expires 1/23/93

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) 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

WARRANTY DEED

FROM

TO

RETURN TO:

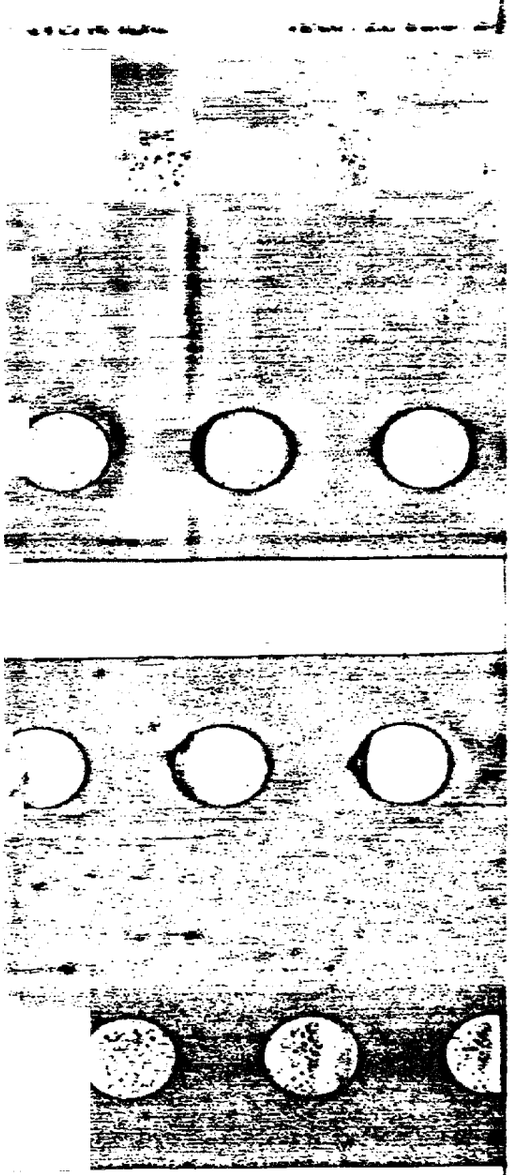
EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072

88040

IDENTIF. REFERENCE

Dec 8 9 35 AM '89

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TN.



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

RECEIVED OF _____

FOR _____

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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	15000.00
CON TX	49.50
PRFEE	1.00
WDEED	6.00
TOTAL	56.50
CHECK	56.50

12/08/89 01 09:33 0001 3073

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88040

IDENTIF. REFERENCE

DEC 8 9 35 AM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 274261