THIS INSTRUMENT PREPARED BY:
HAYNES, WALKER & FREEMAN
140 North Main Street
Goodlettsville, Tennessee 37072

BOOK 9269 PAGE 782

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers
Richard W. Lanius, et ux 127 Two Valley Road Hendersonville, TN 37075	Same	Map 18-12 Parcel 70

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged,

ROBBIE LOIS COLE, Executrix of the Estate of Nina Milligan James, has this day bargained and sold, and does hereby transfer and convey unto the said **RICHARD W. LANIUS and wife, SHEELA N. LANIUS**, the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Situated and being in the northern suburb of the Town of Goodlettsville, in the 10th Civil District of Davidson County, Tennessee, and being Lots Nos. 4, 5, 6, 7, 8, 9, 10, 11, 12 and 13 in the Plan of D. B. Kimmel's Addition to Goodlettsville, as of record in Book 332, page 150, R.O.D.C., Tenn. Said Lots Nos. 4, 5, 6, 7 and 8 adjoin each other and front in all, 250 feet on the east side of the L. & N. Turnpike, and run back to an alley, Lot No. 4 going back 147 ft. and 10 inches, more or less, and Lot No. 8 running back 161 feet more or less to an alley, and Lots Nos. 9, 10, 11, 12 and 13 adjoining each other and fronting in all 250 ft. more or less on the west side of Central Avenue; said Lot No. 13 running back on a southerly margin 144 ft. and 4 inches, more or less, and said Lot No. 9 running back 145 ft. more or less, to an alley in the rear.

Being the same property conveyed to Estate of Nina James, deceased, Case #99-105, Probate Court for Davidson County, Tennessee, by deed from Leila Evan Duke, of record in Book 1227, page 56, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $120,000.00.
Subscribed and sworn to before me this 4th day of March, 1994.
My Commission Expires: 7/27/96

× Richard W. Lanius
Affiant

Judy Call
Notary Public

This is improved property located at 611 North Main Street, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 my hand this 4th day of March, 1994.

Robbie L. Cole

ROBBIE LOIS COLE, Executrix of the Estate of Nina Milligan James

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, JUDY CALLIS, a Notary Public in and for said County and State, **ROBBIE LOIS COLE, Executrix of the Estate of Nina Milligan James**, the within named 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 Goodlettsville, Tennessee, this the 4th day of March, 1994.

Judy Callis

NOTARY PUBLIC

My Commission Expires: 7/27/96

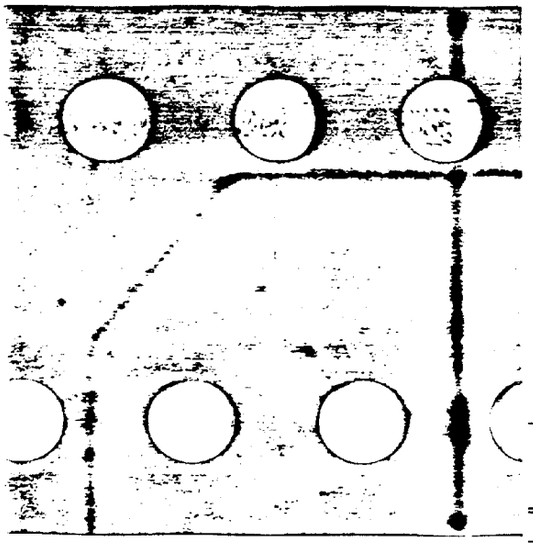
JUDY CALLIS NOTARY PUBLIC LAKE TENNESSEE

24490
IDENTIF. & REFERENCE

94 MAR -7 AM 9:42

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

8227 03/07 0101 03CHECK 453.00



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

RECEIVED OF _____

FOR _____

BOOK 9269 PAGE 784

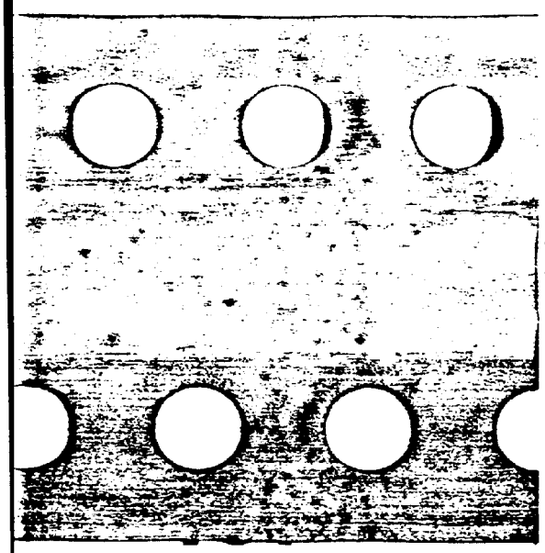
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE,	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
120000.00
CON TX 444.00
PRFEE 1.00
MDEED 8.00
TOTAL 453.00
CHECK 453.00

03/07/94 01 09:44 0001 8227

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



24490
IDENTIF. ↑ REFERENCE

94 MAR -7 AM 9:42
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 763640