43

WARRANTY DEED

BOOK 9275 PAGE 82

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Shelby
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.00

Claire L. Fanning
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF February, 1994

Notary Public

MY COMMISSION EXPIRES: My Commission Expires March 7, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

TAYLOR, PHILBIN, PIGUE, MARCHETTI & LONG, One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Isaiah Vance, Jr. (NAME)	Isaiah Vance, Jr. (NAME)	105-3-76
1128 3rd Avenue South (ADDRESS)	2517 Shreeve Lane (ADDRESS)	15W-03220
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Nashville, TN 37207 (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, Robert J. Layman, Lea L. Welsh, and Claire L. Fanning, being the sole heirs-at-law of Frank R. Layman, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Isaiah Vance, Jr.

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 part of Lot No. 20 on the Plan of John Nelson's Addition to Nashville, as of record in Book 2, Page 182, Register's Office for said County.

BEGINNING at the northeast corner of Third Avenue South, formerly College Street, and Chestnut Street, running thence northwardly with the easterly margin of Third Avenue South 35 feet to the southwest corner of the property conveyed to Mrs. Louise Herb, by deed from Joseph R. West, Clerk and Master, of record in Book 615, Page 337, said Register's Office; thence eastwardly with the southerly line of said Herb Lot 131 feet, more or less, to the westerly margin of an alley; thence with said alley, southwardly 35 feet to the northerly margin of Chestnut Street; thence with said street, westwardly 131 feet, more or less, to the beginning.

Being the same property conveyed to Frank R. Layman by deed from Joseph F. and Joseph L. Schipani of record in Book 5466, Page 246, Register's Office for Davidson County, Tennessee. The said Frank R. Layman having since died leaving no will and the grantors being named herein are the sole heirs-at-law.

This conveyance is subject to any and all existing restrictions and easements of record.

0228 03/10 0101 03CHECK 83.00

unimproved ( )
This is improved (X) property, known as 1128 3rd Avenue South, Nashville, TN 37210
(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 our hand S this 18th day of February, 19 94

Robert J. Layman Lea L. Welsh Claire L. Fanning

STATE OF ~~TENNESSEE~~ ~~MISSISSIPPI~~ TENNESSE BOOK 9275 PAGE 83
COUNTY OF ~~BOLIVAR~~ SHELBY
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert J. Layman

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Hernando~~ Bolivar ~~Miss~~ this 18 day of February 19 94

Commission expires ~~My Commission Expires March 7 1995~~

Notary Public

STATE OF ~~MISSISSIPPI~~ TENNESSEE
COUNTY OF ~~GRENADA~~ SHELBY

Personally appeared before me, the undersigned, a Notary Pubic in and for said County and State, the within named **Lea L. Welsh** 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 Grenada County, Mississippi this 18 day of February, 1994.

NOTARY PUBLIC

My Commission Expires: Commission Expires March 7, 1995

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Claire L. Fanning** 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 Shelby County, Memphis this 18 day of February, 1994.

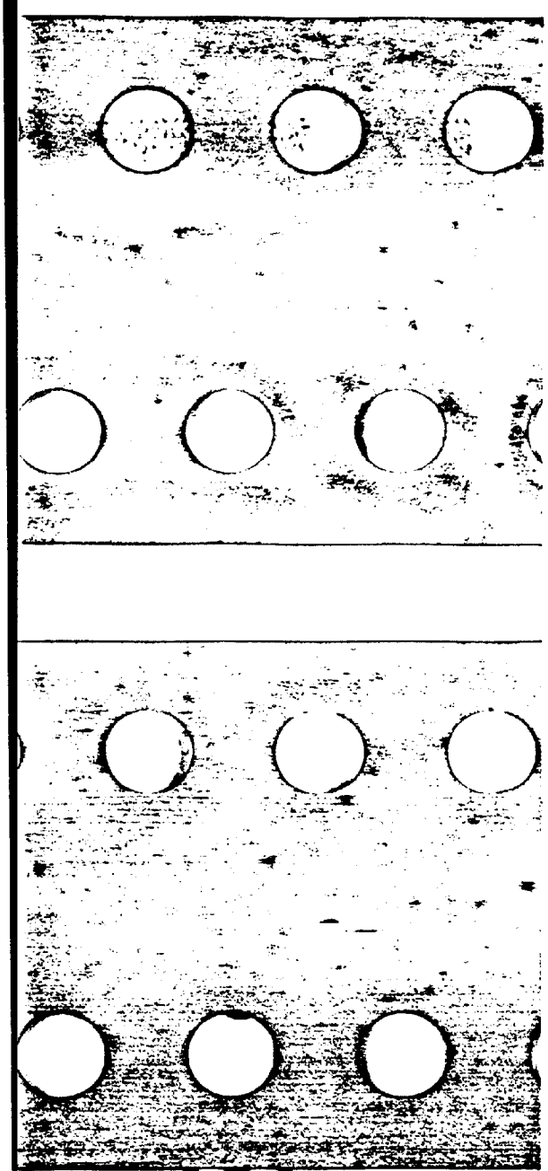
NOTARY PUBLIC

My Commission Expires March 7, 1995

My Commission Expires: _____

IDENTIFICATION REFERENCE 26333

94 MAR 10 PM 2:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

BOOK 9275 PAGE 84

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 20000.00
				CON TX 74.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 83.00
				CHECK 83.00
03/10/94	01			14:11 0001 0228

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94 MAR 10 PM 2 12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

26333
IDENTIF. & REFERENCE

No. 765620