BOOK 9513 PG 50

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 65,900.00

Anzonetta F. Acker
Affiant

Subscribed and sworn to before me, this 3rd day of November 1994

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
ANZONETTA F. ACKER 1504 Forrest Avenue Nashville, Tennessee 37206	First Tennessee Bank P.O. Box 474 Memphis, Tennessee 38101	MAP 83-9 PARCEL 386

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY FIVE THOUSAND NINE HUNDRED AND NO/100- ---------- ($ 65,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, HERB E. AGNER AND WIFE, CAROL B. AGNER hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ANZONETTA F. ACKER, UNMARRIED hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 32 on the Plan of the Subdivision of the A.V.S. Lindsley 29 Acre Tract of record in Book 57, page 66, Register's Office for Davidson County, Tennessee.

SAID Lot No. 32 fronts 50.0 feet on the southerly side of Forrest Avenue and runs back between parallel lines 150.0 feet to an alley.

BEING the same property conveyed to Herb E. Agner and wife, Carol B. Agner, by deed from James W. Townsend, III, married, of record in Book 8265, page 965, Register's Office for Davidson County, Tennessee.

94 NOV -7 AM 8:40
FELIX Z. WILLIAMS REGISTER
DAVIDSON COUNTY, TN

06421
IDENTIF. ↑ REFERENCE

This is improved property known as 1504 Forrest Avenue, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

GRANTOR s COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of A.V.S. Lindsley 29 Acre Tract of record in Book 57, page 66, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 3rd day of November, 19 94.

HERB E. AGNER

CAROL B. AGNER by Herb E. Agner
ATTY. IN FACT

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 HERB E. AGNER, the bargainor s, 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 this 3rd day of November, 19 94.

Mitchell A Watts
Notary Public

My Commission Expires: November 22, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 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 this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared HERB E. AGNER, to me known to be the person who executed the foregoing instrument in behalf of CAROL B. AGNER, and acknowledged that he executed the same as the free act and deed of the said CAROL B. AGNER.

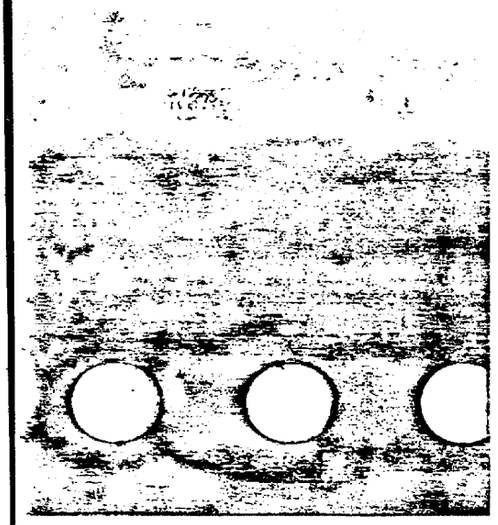
Witness my hand and seal this 3rd day of October, 1994.

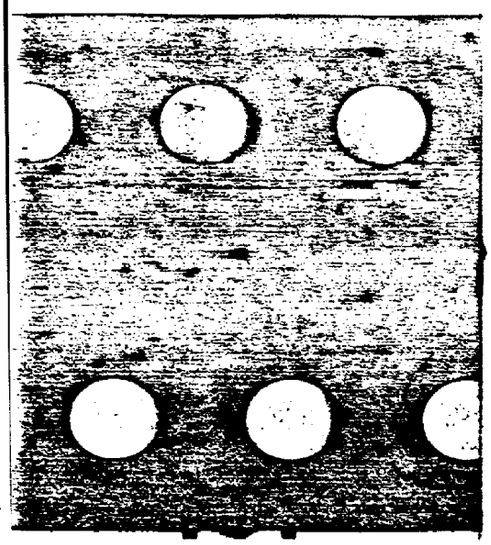
My commission expires: 11/22/97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Mitchell A Watts
Notary Public

5116 11/07 01:03CHECK 252.83





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9513 PG 52

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 65700.00
				CON TX 243.83
				PRFEE 1.00
				WDEED 8.00
				TOTAL 252.83
				CHECK 252.83
			11/07/94	01 08:45 0001 5110

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06421
IDENTIF. ↑ REFERENCE

94 NOV -7 AM 8:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 851388