BOOK 5082 PAGE 869

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William E. Wade	Same	86-16-138
(NAME:)	(NAME:)	
304 Port Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37115		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten Thousand ($10,000.00) *DOLLARS*

MARCELLA A. WASHBURN, the only child and sole heir at law of Mrs. Leona Cartwright who died intestate; JAMES A. CARNEY, Trustee of the testamentary trust of Mrs. Emma Sparkman, deceased; ROSIE MARIE SMITH, BILLY E. HONEYCUTT and ELIZABETH ANN SPEAKMAN, children of Marcella Washburn and beneficiaries of the testamentary trust of Mrs. Emma Sparkman, deceased; RONALD WASHBURN, ROBERT WASHBURN, MARY WASHBURN, KATHY WASHBURN, JOHNNY WASHBURN, TRACEY WASHBURN and TONYA WASHBURN, the children of Marcella Washburn and beneficiaries of the testamentary trust of Mrs. Emma Sparkman, deceased, by their next friend and mother, Marcella Washburn

have bargained and sold, and by these presents do transfer and convey unto the said WILLIAM EDWARD WADE, and BETTY CLAIR WADE, his wife, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the westerly 45 feet of Lot No. 71 in Barrow's Addition to Edgefield now East Nashville, as of record in Plan Book No. 1, Page 13, Chancery Court at Nashville.

Said westerly part of Lot No. 71 fronts 45 feet in the southerly side of Russell Street and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Mrs. Emma Sparkman and Mrs. Leona Cartwright as tenants in common, as of record in Book 3432, Page 299, R.O.D.C., Tennessee. Being further the same property conveyed to Lissa Carol Treadway by Raymond L. Barrett, Clerk and Master of the Chancery Court for Davidson County as of record in Book 5051, Page 44, R.O.D.C., Tennessee, pursuant to Decree of said Chancery Court of record in Minute Book _____, Page _____,

Being further same property reconveyed from Lissa Carol Treadway to Emma Sparkman and Mrs. Leona Cartwright, pursuant to Decree of the Chancery Court, Part I, Davidson County, Tennessee, entered October 18, 1976, as of record in Minute Book 10, Page 381 of said Court and Book _____, Page _____, R.O.D.C., Tennessee.

Being further the same property the subject of Order of Chancery Court, Part I, Davidson County, Tennessee entered October , 1976, as of record in Minute Book 217, Page 268 of said Court and Book _____, Page _____, R.O.D.C., Tennessee, authorizing the sale of said property by Marcella Washburn, only child and sole heir at law of Mrs. Leona Cartwright, deceased intestate, and James A. Carney, Trustee of the testamentary trust of Mrs. Emma Cartwright, deceased.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $10,000.00

Subscribed and sworn to before me, this the 2nd day of December 1976

Affiant

My commission expires: July 24, 1977

(Affix Seal)

Notary Public

D 74645

IDENTIF. REFERENCE T

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OCT 28 3 48 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

OCT28'76	CONV	10,000.00			
OCT28'76	S'TAX		B*	26.00	
OCT28'76	PR'FEE		B*	.50	
OCT28'76	W'DEED		B*	6.00	* 32.50

This is unimproved ( ) improved ( ) property, known as 804 Russell Street, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said buyers, their *heirs and assigns, forever.*

And we *do covenant with the said* buyers *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.*

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* buyers, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 28th *day of* October, *19*76, *the minor parties,* their next friend and mother ~~corporate party~~, *if any, having caused* ~~its~~ *name to be signed hereto by its duly authorized officer* ~~or agent~~ *said day and date.*

Marcella Sulus Washburn Sr,
Mrs Rosie M Smith
James B Conney, Trustee
Mrs Elizabeth Ann Speakman
Marcella Sulus Washburn Sr.

Marcella Washburn for Ronald Washburn, Robert Washburn, Mary Washburn, Kathy Washburn, Johnny Washburn, Tracey Washburn and Tonya Washburn, as next friend and Mother

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* MARCELLA WASHBURN, ROSIE MARIE SMITH, BILLY E. HONEYCUTT and ELIZABETH ANN SPEAKMAN, four of

the bargainors, with whom I am personally acquainted, and who acknowledged that they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 28 *day of* October, *1976.*

Henry A. Martin
Notary Public.

Commission Expires July 24, 1977.

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* JAMES A. CARNEY Trustee of the testamentary trust of Mrs. Emma Sparkman, deceased, one of

the bargainors, with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee *this* 28 *day of* October, *1976.*

Henry A. Martin
Notary Public.

Commission Expires July 24, 1977.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* MARCELLA WASHBURN, *with whom I am personally acquainted, and who, upon oath, acknowledged* her self *to be* the next friend and mother of her minor children Robert, Ronald, Mary, Kathy, Johnny, Tracey and Tonya Washburn, seven of, *the within named bargainors, and that* she *as such* next friend and mother, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing* for them *by* her self *as* next friend and mother.

Witness my hand and seal, at office in Nashville, Tennessee *this* 28 *day of* October, *1976.*

Henry A. Martin
Notary Public

Commission Expires July 24, 1977.

This instrument prepared by: Henry A. Martin
Attorney at Law
902 J.C. Bradford Bldg.
Nashville, Tn. 37219