BOOK 5236 PAGE 266

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

24,800.00 Russell C Warnack
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF DECEMBER 19 77

Notary Public

MY COMMISSION EXPIRES: 6-24-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Russell C. Warnack	Dobson & Johnson, Inc.	13DA 62275
(NAME) 1612 Elizabeth Street	(NAME) 311 Plus Park Blvd.	69-16
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37216	(STREET ADDRESS) Nashville, Tn 37217	71
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Troy Parchman et ux Vera K. parchman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Russell C. Warnack et ux Janie M. Warnack

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:

BEING Lot No. 16 on the Map of J.J. Holzapfel's Subdivision, described accordng to a survey by Watkins & Murray, dated, March 2, 1949 as follows:

BEGINNING on the southerly margin of Elizabeth Street at the northeast corner of the property conveyed to James C. Pickett and wife by deed from L. I. Overstreet and wife, of record in Book 1913, Page 23, said Register's Office, being the corner of lots Nos. 15 and 16; thence with the line between said two lots, southwardly 156.15 feet to the northerly margin of Ashton Avenue; thence with said Avenue, eastwardly 99 feet to the corner of Lots Nos. 16 and 17; thence with the line between said two lots, northwardly 156.15 feet to the southerly margin of Elizabeth Street; thence with said Street, westwardly 99 feet to the beginning.

BEING the same property conveyed to Troy Parchman et ux Vera K. Parchman by dee from Frazier Higdon et ux Evelyn Warine Higdon of record in Book 3816, Page 827, Register's Office, Davidson County, Tennessee.

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

This is unimproved (XX) unimproved property, known as 1612 Elizabeth Street (House Number) (Street) Nashville, TN 37218 (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 hands this 20TH day of DECEMBER, 19 77

Troy Parchman Troy Parchman

Vera K. parchman Vera K. Parchman

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Troy Parchman et ux Vera K. parchman

the bargainor, 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 20th day of DECEMBER 19 77

Commission expires 6-24-80

Notary Public

STATE OF TENNESSEE
Davidson County

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, a corporation, and that (he / they) as such and, being authorized so to do, executed 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

E 43070.

WARRANTY DEED

FROM
Troy Parchman

TO
Russell C. Varnack

IDENTIF. REFERENCE

Dec 22 12 29 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

DEC22 77	CONV	24,800.00			
DEC22 77	S'TAX		B*	64.4	
DEC22 77	PR'FEE		B*	.50	
DEC22 77	W'DEED		B*	4.00	* 68.98