File Bur 6-CRE

FORM NO. WD-1

BOOK 5307 PAGE 466

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JULY, 1978.

Notary Public

MY COMMISSION EXPIRES: 3-13-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Maurice Karr (NAME) Suite 105 6213 Charlotte Ave Nashville, TN 37209 (ADDRESS)

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| cHARLES F. BLACK et ux (NAME) | (NAME) | 104-16 |
| 1715 LINDEN AVE. (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 196 |
| NASHVILLE, TENN. 37212 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | 24W10280 |

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~~ I, MAURICE KARR, TRUSTEE, MAURICE KARR, INDIVIDUALLY, AND WIFE, JOY KARR

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES F. BLACK AND WIFE DARCEE MARIE BLACK

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 the west half of Lot No. 164 on the Belmont Land Company's Plan of Lots, called Belmont Heights, as of record in Book 421, Page 34, Register's Office for said County.

Said westerly half of Lot No. 164fronts 50 feet on the southerly side of Linden Avenue and runs back between parallel lines 175 feet to an alley, and being the same property conveyed to the Conveyors herein by Deed of Record in Book 5091, Page 173 R.O.D.C., Tennessee.

It is hereby agreed that taxes for the year 1978 are assumed by the grantees named herein.

MARSHALL LAMBERT NOTARY PUBLIC DAVIDSON COUNTY

This is { unimproved ( ) / improved (X) } property, known as 1715 Linden Ave. Nashville, Tenn. 37212 (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 my hand this 3rd day of July, 1978

Maurice Karr, Trustee

Maurice Karr

Joy Karr

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Maurice L Karr, a Notary Public in and for said County and State, the within named MAURICE KARR, TRUSTEE, MAURICE KARR INDIVIDUALLY, AND WIFE, JOY KARR

the bargainor, 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 1st day of JULY, 1978.

Commission expires 11-26-78

Maurice L Karr
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

WARRANTY DEED

FROM

TO

E 75006

IDENTIF. REFERENCE

JUL 5 4 00 PM '78

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

| | | | | | |
|---|---|---|---|---|---|
| JUL-5 00 | CONV | 37,500.00 | | | |
| JUL-5 00 | S'TAX | | B* | 97.50 | |
| JUL-5 00 | PR'FEE | | B* | .50 | |
| JUL-5 00 | W'DEED | | B* | 4.00 | * 102.00 |