App. 7.5 90

BOOK 5461 PAGE 847

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $. ~~None~~ 7590.00

Grace Stephens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF July 19 79

H W Williams
Notary Public

MY COMMISSION EXPIRES: May 26, 1979
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
HOWARD F. BUTLER, FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rosielee Strator (NAME)	(Same) (NAME)	82-9-202 TK
1323 - 3rd Ave N (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn (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, Grace Stephens

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rosielee Strator

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 northerly 50 feet of Lot No. 17 on the Plan of Dr. David McGavock's Plan, as of record in Book 10, page 606, Register's Office for said County.

Said part of Lot No. 17 fronts 50 feet on the westerly side of 3rd Avenue North, formerly College Street, and runs back between parallel 185.4 feet to a dead line.

Being the same property conveyed to Grace Stephens and Guy P. Northcutt by installment deed from M. H. Webb, et al, Ida Nell Webb, of record in Book 5199, Page 445, Register's Office for Davidson County, Tennessee.

I reserve to myself a life estate.

This is unimproved ( ) improved ( ) property, known as 1323 (House Number) 3rd Avenue, North (Street) Nashville, (P. O. Address) 37208 (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 30th day of June, 19 79

Grace Stephens

Guy P Northcutt

STATE OF TENNESSEE
Davidson County

BOOK 5461 PAGE 848

Personally appeared before me, John R Batten Sr, a Notary Public in and for said County and State, the within named Grace Stephens

the bargainor, , with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30 day of June 19 79

Commission expires ~~My Commission Expires Feb. 11, 1981~~ John R Batten Sr.
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 GRACE STEPHENS

TO ROSIELEE STRATOR

F. 38850

IDENTIF. REFERENCE

JUL 9 12 23 PM '79

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

RECEIVED OF _____

FOR _____

BOOK 5461 PAGE 849

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			7590.00- CO	
			19.76 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	26.26-
4861	A07/09/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-38850

IDENTIF. REFERENCE

JUL 9 12 23 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 695639