BOOK 5471 PAGE 287

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Donald E. Qualls et ux | Same | 062-5 |
| (NAME) | (NAME) | |
| 2811 Pennington Bend Road | | Par 21 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, TN 37214 | | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* Ten ($10.00)

*Dollars,*

and other good and valuable consideration.

I, Shirley G. Qualls, a single person

*have this day bargained and sold, and do hereby transfer and convey unto the said* Donald E. Qualls and wife, Barbara Qualls, their

*(successors), heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot Number 90, on the Map of River View Subdivision as of record in Book 547, pages 93, 94 and 95 Register's Office for Davidson County, Tennessee and described partly according to a survey by A & A Engineers, Inc. dated August 10, 1977 as follows:

Beginning at a point in the west margin of River View Avenue now Pennington Bend Road at the corner of Lots 89 and 90; thence with the line between said lots, westerly 147.7 feet to the edge of Cumberland River as shown on said unrecorded plan; thence with said river, northerly 50 feet to the corner of Lot 90 and 91; thence with the line between Lots 90 and 91 easterly 140 feet more or less to the west margin of River View Avenue now Pennington Bend Road; thence with the margin of the same southerly 50 feet to the point of beginning.

Being part of the property conveyed to Shirley G. Qualls by deed from J. J. Hendrixson and wife, Frankie Hendrixson of record in Book 5019, page 950, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 11,780

Subscribed and sworn to before me, this the 24th day of July, 1979

Shirley G Qualls
Affiant

My commission expires: April 17, 1983 (Affix Seal)

D M McNeil
Notary Public

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

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said* Donald E. Qualls and wife, Barbara Qualls, their *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Donald E. Qualls and wife, Barbara Qualls *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* my *hand this* 24th *day of* July, 1979, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

This Instrument Was Prepared By
Dewey W. Pedigo
Of The Law Firm Pedigo & Gamble
Stahlman Building: Nashville, Tennessee

X Shirley G Qualls

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* ....., *a Notary Public in and for said County and State,* Shirley G. Qualls .....

.....

.....

*the within named 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* 24th *day of* July, *19*79

*Commission expires* April 17, 1983 J M McNeil *Notary Public*

J. M. McNEIL NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Before me,* ....., *a Notary Public of the State and County aforesaid, personally appeared* .....
*with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* .....
.....*of the* .....,
*the within named bargainor, a corporation, and that* ....*he as such* .....,
*being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

*Witness my hand and seal, at office in* .....,
*this* .....*day of* ....., *19*.....

.....*Notary Public*

*Commission expires* .....

F. 42202

IDENTIF. REFERENCE

JUL 25 3 10 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

**WARRANTY DEED**

FROM
Shirley G. Qualls

TO
Donald E. Qualls and wife, Barbara Qualls

305 Harrison Ave
Madison, Tenn 37115

Compliments of
**Chicago Title Insurance Company**
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

BOOK 5471 PAGE 289

RECEIVED OF _____

FOR _____

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

11780.00- CO
30.68 CO TX
.50 PRFEE
6.00 WDEED
CHECK 37.18-
9150A07/25/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 42202

IDENTIFICATION REFERENCE

JUL 25 3 10 PM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

**No.** 699807