61

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
KENNETH G. MITCHELL	SAME	82-16-148
(NAME)	(NAME)	
902 Russell Street		18W-3825
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37206		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

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For and in consideration of the sum of ----------Ten Dollars and no/100 ($10.00)---------- DOLLARS

cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

THE ESTATE OF FLORA E. IRVIN, DECEASED, HELLEN MARTIN FAUSTMAN, EXECUTRIX,

hereinafter called the Grantor,

have bargained and sold, and by these presents do transfer and convey unto the said KENNETH G. MITCHELL

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 61 in Barrow's Addition to Edgefield, now East Nashville, as of record in Plan Book 1, page 13, Chancery Court at Nashville, Tennessee.

Said Lot No. 61 fronts 50 feet on the south line of Russell Street and runs back between parallel lines 170 feet to a 16 foot alley.

Being the same property conveyed to Flora Irvin by deed from the heirs at law of Sam Y. Gregory, deceased, of record in Book 3848, page 702, Register's Office for Davidson County, Tennessee; the said Flora Irvin having since died, and by the Will of the said Flora Irvin of record in Book 125, page 326, Probate Court Clerk's Office for Davidson County, Tennessee, the Executrix, Hellen Martin Faustman is granted authority to sell or otherwise dispose of real property.

This conveyance is subject to 1979 property taxes which the Grantee assumes in full.

unimproved ( )
This is improved (XX) property, known as 902 Russell Street, Nashville, Tennessee 37206
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 22nd day of August, 19 79.

Hellen Martin Faustman

HELLEN MARTIN FAUSTMAN, EXECUTRIX

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HELLEN MARTIN FAUSTMAN, Executrix of the Estate of Flora E. Irvin, deceased

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

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of August, 1979.

My commission expires 10-18-81 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 24,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Kenneth G. Mitchell

Sworn to and subscribed before me this 23rd day of August, 1979.

My commission expires 1-19-81 Notary Public

This instrument was prepared by:

Name	Address
Marbut Glenn Gaston, Jr., Attorney	2211 Crestmoor Road, Nashville, TN 37215

8142 WARRANTY DEED - CLERK

FROM THE ESTATE OF FLORA E. IRVIN, DECEASED

TO KENNETH G. MITCHELL

F 49258

IDENTIF. REFERENCE

AUG 30 12 43 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

File Box 6

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

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST & DEED

CC - CERTIFIED COPY
MR - RELEASE
UC - UNIFORM COMMERCIAL CODE

MS - MISCELLANEOUS
ST - STATE TAX CONVEY.
ST - STATE TAX MORT.
PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			24000.00- CO	
			62.40 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	68.90-
			8149A08/30/79 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 49258

IDENTIF. REFERENCE

AUG 30 12 43 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 708539