BOOK 5498 PAGE 861

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Roy H. Christensen (NAME)	S.A.M.E.	92-16
821-23 18th Avenue South (STREET ADDRESS OR ROUTE NUMBER)	1807 Lyle Blvd (NAME) (STREET ADDRESS)	323
Nashville, Tennessee (CITY) (STATE) (ZIP CODE)	Nashville, Tenn 37215 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS AND NO/100 ($10.00) DOLLARS

Cash in hand paid by the hereinafter named grantees and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, Mack Magaha and wife, Shirley Magaha

have bargained and sold, and by these presents do transfer and convey unto the said Roy H. Christensen

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. 146 in O. B. Hayes's Second Plan of Small Lots, as of record in Plan Book 1, page 81, Chancery Court at Nashville, Tennessee.

Said Lot No. 146 fronts 50' on the west side of Eighteenth Avenue, South, formerly Lamar Street or Shields Avenue and runs back between parallel lines 150' to an alley.

Being the same property conveyed to Mack Magaha and wife, Shirley Magaha by deed from Thomas Bernard Rowan, Jr., and wife, Mary Anne Socey Rowan, of record in Book 4834, page 231, Register's Office for Davidson County.

Said conveyance being subject to an Easement held by Metropolitan Government of Nashville and Davidson County, Tennessee, as recorded in Book 3646, page 401.

unimproved ( )
This is improved (x) property, known as 821-23 18th Avenue South (House Number) (Street)
Nashville, Tennessee (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 11th day of September, 19 79.

Mack Magaha Shirley Magaha

BOOK 5498 PAGE 862

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mack Magaha and wife, Shirley Magaha

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 14th day of September, 19 79.

My commission expires 7-30-80 Notary Public

RICK M. JOHNSON NOTARY PUBLIC AT LARGE STATE OF TENN.

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 $ 18,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Roy H. Christenson

Sworn to and subscribed before me this 14th day of September, 19 79.

My commission expires 7-30-80 Notary Public

RICK M. JOHNSON NOTARY PUBLIC AT LARGE STATE OF TENN.

This instrument was prepared by:

Rick M. Johnson, Attorney, Suite 1112 Parkway Towers, Nashville, Tennessee 37219

Name Address

F 52088

SEP 14 2 41 PM '79

FELIX Z. ZANDER II REGISTER DAVIDSON COUNTY, TENN.

IDENTIFICATION REFERENCE

WARRANTY DEED

FROM

TO

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5498 PAGE 863

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			100[illegible].00- CO 46.00 CO TX .50 PRFEE 6.00 MDEED CHECK	46.00- .0
			1582-09/14/79 CAL	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-52006

IDENTIF. REFERENCE

SEP 14 2 41 PM '79

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

No. 711874