This instrument was Prepared by

This instrument prepared by: Homer R. Ayers, Attorney, 223 Madison Street, Madison, Tennessee 37115

1256 12/12 180.70- CHECK

BOOK 5542 PAGE 724

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| JANICE KAREN TALLEY | SAME | Map 131-3 |
| (NAME) 1706 Temple Avenue | (NAME) | Parcel 187 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, TN | (STREET ADDRESS) | 16 DA 27125 |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------

----------($10.00)---------- Dollars,

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

GERTRUDE B. HAGAN, widow, hereinafter referred to as Grantor,

have this day bargained and sold, and do hereby transfer and convey unto the said JANICE KAREN TALLEY,

hereinafter referred to as Grantee, her

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 43 on the Map of the Neil Hunt Subdivision, of record in Book 974, page 19, Register's Office for said County.

Said Lot No. 43 fronts 75.15 feet on the northerly side of Temple Avenue and runs back between parallel lines 225 feet to a dead line.

Being the same property conveyed to Joseph M. Hagan and wife, Gertrude B. Hagan, by deed from Robert J. Ingersoll and wife, Sally Barry Ingersoll, of record in Book 2097, page 187, Register's Office for Davidson County, Tennessee; the said Joseph M. Hagan having since died, property now vests solely in Gertrude B. Hagan.

CAROLYN F. WADDEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 67,000.00

Subscribed and sworn to before me, this the 6th day of December 19 79

Affiant Janice Karen Talley

My commission expires: 3/15/81 (Affix Seal)

Notary Public Carolyn F. Waddey

This is unimproved ( ) improved (xx) property, known as 1706 Temple Avenue, Nashville, TN (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

Grantee, her (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

Grantee, her

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 6th day of December, 19 79, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Gertrude B. Hagan

This instrument was prepared by

BOOK 5542 PAGE 725

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GERTRUDE B. HAGAN, widow

the within named 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 Madison Tennessee, this 6th day of December, 19 79.

Carolyn J. Waddey Notary Public

Commission expires 3/15/81

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

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.....

**WARRANTY DEED**

FROM

GERTRUDE B. HAGAN, widow

TO

JANICE KAREN TALLEY

F 67702

IDENTIF. REFERENCE

DEC 12 8 59 AM '79

FEE $ SON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

This instrument was prepared by

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

BOOK 5542 PAGE 726

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 |
|---|---|---|---|---|
| | | | 67000.00- | CO |
| | | | 174.20 | CO TX |
| | | | .50 | PRFEE |
| | | | 6.00 | WDEED |
| | | | CHECK | 180.70- |
| 1256A | 12/12/79 | | BAL | .00 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

F67702

IDENTIF. REFERENCE

Dec 12 8 59 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

**No.** 730970