6401 06/26 26.78- CHECK

BOOK 5617 PAGE 722 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $7,850.00

Charles H. Mosley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th. DAY OF June, 19 80

Gene H. Flood
Notary Public

MY COMMISSION EXPIRES: 7/19/81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Helen L. Minchey (NAME)	SAME (NAME)	72-7
118 Dale Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	129
Hendersonville, Tn. 37075 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	15DZ 8370

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, Michael W. Stevens, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Helen L. Minchey

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 westerly part of Lot No. 4 of Block "A" on the map of R. M. Dudley's Subdivision, as of record in Book 974, page 8, Register's Office for said County, and described as follows:

BEGINNING on the easterly margin of Oxford Avenue at the corner of Lots Nos 3 and 4; thence with the line between said two lots, eastwardly 180 feet to an iron pin; thence northwardly 80 feet to an iron pin on the southerly line of Lot No. 5; thence with said line westwardly 170 feet to the easterly margin of Oxford Avenue; thence with said Avenue, southwardly 100 feet to the beginning.

BEING the same property conveyed to Michael W. Stevens and wife, Angela S. Stevens by deed from Walter G. Steed, Jr., and wife, Anne Tyler Steed, of record in Book 4792, page 793. The same property was later conveyed on March 14, 1980 to Michael W. Stevens from Angel S. Stevens by Quitclaim Deed of record in Book 5578, page 851, said Register's Office.

TAXES for 1980 have been pro-rated and assumed by the Grantees.

THE Plan of record in Book 974, page 8, said REgister's Office, shows an Owner's Certificate. The conveyance is also subject to the said setback lines and easements of Book 974, page 8, said Register's Office.

This is unimproved (X) improved ( ) property, known as 3108 Oxford Avenue., Nashville, Tennessee 37216
(House Number) (Street) (P O Address) (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 our hand s this 25th. day of June, 19 80

Michael W. Stevens

Michael W. Stevens

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael W. Stevens

the 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 25th. day of June 19 80

Commission expires 7/19/81

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

Michael W. Stevens

TO

Charles H. Minchey

F 9 5 0 9 9

IDENTIF. REFERENCE

JUN 26 10 27 AM '80

File Box 24

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5617 PAGE 724

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
			7130.00- CO	
			20.28 CO TX	
			.50 PRFE	
			6.00 WDEED	
			CHECK	26.78-
6401	A	06/26/80	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 9 5 0 9 9

T
IDENTIF. REFERENCE

JUN 26 10 27 AM '80

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

No. 764805