1435

07/24 146.00 CHECK

WARRANTY DEED

FROM: Sara W. Ball

This instrument was prepared by:
Warren H. Wild, Jr.
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

TO: Katherine H. Sharp

Address New Owner(s) as Follows:

Katherine H. Sharp
1001 Grandview Avenue
Nashville, Tennessee

Send Tax Bills To: same

Map-Parcel Numbers

118-13-54

Field Book Numbers

16BA06885

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Fifty-Four Thousand and no/100 Dollars ($54,000.00).

Katherine H. Sharp
Affiant

SUBSCRIBED AND SWORN TO before me, this the 24th day of July, 1980.

Notary Public

My Commission Expires: 1-15-83

FOR AND IN CONSIDERATION OF the sum of Fifty-Four Thousand and no/100 Dollars ($54,000.00), Sara W. Ball, a widow, Grantor has bargained and sold, and by these presents does transfer and convey unto the said Katherine H. Sharp, Grantee, her heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being the easterly 25 feet of lot No. 71 and all of Lot No. 72 on the map of Section One, Oriental Golf Club Subdivision, as of record in book 1424, page 10, Register's Office for said County. Said part of lot No. 71 and all of lot No. 72 front together 100.5 feet on the southerly side of Grandview Drive and run back 200 feet on the westerly line and 201.5 feet on the easterly line, with the westerly margin of 10th Avenue South, to a dead line measuring 76.7 feet thereon.
>
> Being the same property conveyed to Sara W. Baker, by deed from Louis B. Peterson and wife, Margaret F. Peterson, of record in book 1972, page 371, Register's Office, Davidson County, Tennessee; and by deed from C. Robert Ball by Deed of Record in Book ___, page ___, Register's Office, Davidson County, Tennessee.

This is improved property, known as 1001 Grandview Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, successors, and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except for the lien for 1980 taxes which have been assumed and will be paid by the Grantee and restrictive covenants contained in Book 1113, page 646 and Book 1471, page 328, Register's Office for Davidson County, Tennessee.

And Grantor does further covenant and bind Grantor her heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said Grantee her heirs, successors, and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 24 day of July, 1980.

Sara W. Ball
SARA W. BALL

F. 9 8 9 9 4
RUSH
IDENTIF. REFERENCE
Jul 24 2 16 PM '80
FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Amy M. Cates, a Notary Public in and for said County and State, the within named SARA W. BALL, 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 24th day of July, 1980.

Amy M. Cates
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

My Commission Expires:

1-15-83

WHW/scp/7-21-80

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5628 PAGE 589

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

54000.00- CO
140.40 CO TX
.50 PRFEE
6.00 WDEED
CHECK 146.90-
1435A07/24/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 9.8.9 9 4

IDENTIF. REFERENCE

JUL 24 2 16 PM '80

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

No. 769660