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BOOK 5629 PAGE 646 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 45,000.00 Maude B Killen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th. DAY OF July 19 80

Gene W. Hall
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
Maude B. Killen (NAME)	SAME (NAME)	90-12
535 Annex Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	15
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	8DA 26395

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, Joseph E. Fisher and Randi C. Fisher

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Maude B. Killen

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:

Land in Davidson County, Tennessee, being Lot No. 131 on the Plan of Charlotte Park Subdivision, Section II, as of record in Book 2663, pages 22 and 23, Register's Office for Davidson County, Tennessee.

Said Lot No. 131 fronts 70.0 feet on the northwesterly side of Annex Avenue, and extends back 148.9 feet on the northeasterly line and 149.0 feet on the southwesterly line, to a line in the rear on which it measures 70.0 feet.

Being the same property conveyed to Joseph E. Fisher and wife, Randi C. Fisher by deed from Gerald E. Sheridan and wife, Catherine R. Sheridan of record in Book 2963, page 249, said Register's Office. Divorce decree filed in the fourth circuit court for Davidson County, Tennessee in Minute Book 74C, page 1389 states that Joseph E. Fisher and Randi C. Fisher each own the property as tenants in common.

Taxes for 1980 have been prorated and assumed by the Grantees.

This conveyance is subject to Restrictive covenants of record in Book 2689 page 38, said Register's Office.

The Plan of record in Book 2663, page 22, said Register's Office, shows an Owner's Certificate, a 40 foot minimum building setback line from Annex Avenue and a 10 foot easement for public utility and drainage purposes along the northwest line(s) of said lot. This property is also subject to a 5 foot pressure sewerage easement as shown on the plan.

This is unimproved ( ) improved (X) property, known as 535 Annex Avenue., Nashville, Tennessee
(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 hands this 24th. day of July, 1980

Joseph E. Fisher Randi C. Fisher

Joseph E. Fisher

Randi C. Fisher

STATE OF TENNESSEE
Davidson County

BOOK 5629 PAGE 647

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph E. Fisher and Randi C. Fisher

the bargainors, 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 24th. day of July 19 80

Commission expires 7/19/81

Grace W. Lloyd
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
Joseph E. Fisher and Randi C. Fisher

TO
Maude B. Killen

F. 9 9 3 9 0

IDENTIF. REFERENCE

JUL 28 1 16 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File Box 24

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

RECEIVED OF BOOK 5629 PAGE 648

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
			45000.00-	CO
			117.00	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	123.50-
1947	A	07/28/80	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 9.9.3.9.0

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IDENTIF. REFERENCE

JUL 28 1 16 PM '80

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

No. 770152