To be assigned
104-2-100LR

mail

SEND TAX STATEMENT TO:
TOM STUMP,
P. O. BOX 397
Waverly, Tn. 37185

THIS INSTRUMENT PREPARED BY:
TOM STUMP, ATTORNEY AT LAW
WAVERLY, TENNESSEE

W A R R A N T Y D E E D

BOOK 5636 PAGE 77

FOR AND IN CONSIDERATION of the sum of EIGHTY-FOUR THOUSAND and 00/100 ($84,000.00) DOLLARS, cash in hand paid, and for other good and valuable considerations, the receipt and sufficiency for all of which is hereby acknowledged.

NOW, THEREFORE, I, ANNE STUMP FRANCIS, have bargained and sold, and by these presents do transfer and convey my one-half undivided interest unto the said THOMAS H. STUMP, JR., his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, as follows:

PARCEL NO. 1: Land in Davidson County, Tennessee, being Lot No. 423 on the Map of Richland Realty Company's Division "C" as of record in Book 421, Page 31, Register's Office for said County.

SAID Lot No. 423 fronts 70 feet on the easterly side of Harvard Avenue and runs back between lines 244.5 feet more or less on the northerly line and 249 feet more or less on the southerly line to an alley in the rear on which it measures 50 feet.

Being the same property conveyed T. H. Stump et ux Rachel C. Stump by deed of record in Deed Book 2038, Page 15, Register's Office for Davidson County, Tennessee. Said Rachel C. Stump having predeceased T. H. Stump, who died intestate and the said Anne Stump Francis and the grantee being the only heirs at law of the said T. H. Stump.

PARCEL NO 2: Land in Davidson County, Tennessee, being the easterly part of Lot No. 51 on the Plan of West End Park Revised, as of record in Book 421, Pages 82 and 83, Register's Office for Davidson County, Tennessee.

SAID part of said lot fronts 116.9 feet on the northerly side of Parthenon Avenue and runs back between lines 87 feet on the easterly line with the westerly margin of Long Blvd. and 114.1 feet on the westerly line to a dead line in the rear on which it measures 139.3 feet.

Being the same property conveyed Thomas H. Stump, Sr. et ux Rachel Stump by deed of record in Deed Book 4389, Page 775, Register's Office for Davidson County, Tennessee. Said Rachel Stump having predeceased Thomas H. Stump, Sr., who died intestate and teh said Anne Stump Francis and the grantee being the only heirs at law of the said Thomas H. Stump, Sr.

PARCEL NO. 3: Being part of Lot No. 421 on the map of Richland Realty Company's Division "C", as of record in Book 421, Page 31, Register's Office for said County, described as follows:

BEGINNING on the easterly margin of Harvard Avenue at the corner of Lots Nos. 420 and 421; thence with said Avenue northwardly 65 feet to the southwest corner of the property conveyed to Paul A. Adams and wife, by deed from Bransford Realty Company, of record in Book 1171, page 39, said Register's Office, said point being 5 feet south of the corner of the lots Nos. 421 and 422; thence with said Adams' southerly line, eastwardly to the line between said lots Nos. 421 and 422, continuing eastwardly and with the line between said two lots, in all 250 feet, more or less, to the westerly margin of an alley; thence with said alley, southwardly 50 feet to the corner of lots Nos. 420 and 421; thence with the line between said two lots, westwardly 250 feet to the beginning.

Being the same property conveyed Thomas H. Stump, Sr. et ux Rachel C. Stump by deed of record in Deed Book 4258, Page 682, Register's Office for Davidson County, Tennessee. Said Rachel C. Stump having predeceased Thomas H. Stump, Sr., who died intestate, and the said Anne Stump Francis and the grantee being the only heirs at law of the said Thomas H. Stump, Sr.

PARCEL NO. 4: Land in the 5th, formerly the 12th Ward of the City of Nashville, Davidson County, Tennessee, being part of block No. 3 and part of the N.C. & St. L. Railroad right of way, now abandoned, immediately adjoining said block on the west on Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, Page 18, Register's Office for said County, described as follows:

BEGINNING on the westerly margin of 53rd Avenue North, formerly 12th Street, at the southeast corner of the property conveyed to Leonard Hamm and wife by deed from B. Levitan, of record in book 1714, page 78, as corrected in book 1788, page 197, said Register's Office; thence with the westerly margin of said Avenue, southwardly 50 feet to the northeast corner of the property conveyed to Wilmer R. Brewer and wife by deed from O. W. Cooper and wife, of record in book 1583, page 565, said Register's Office; thence with the northerly line of said Brewer property westwardly 150 feet, and continuing in the same direction 44.8 feet, in all 194.8 feet; thence north 21° 30' west 52.8 feet to an iron pin; thence eastwardly 59.5 feet to another iron pin, the southwest corner of said Hamm property, continuing eastwardly and with the southerly line of said Hamm property, 150 feet, in all 209.5 feet to the beginning. The easterly 150 feet of said property being the same real property conveyed to George Mays, Sr. and wife, Ruth Mays, by deed from B. Levitan, of record in book 1714, page 86, as corrected by instrument of record in book 1788, page 193, said Register's Office, and the westerly portion of said property being the same real property conveyed as Tract No. 2 in deed from B. Levitan to George Mays and wife, Ruth Harris Mays, of record in book 1850, page 514, said Register's Office.

BEING the same property conveyed T. H. Stump and wife, Rachel Stump by deed of record in Deed Book 2705, Page 185, Register's Office for Davidson County, Tennessee. Said Rachel Stump having predeceased T. H. Stump, who died intestate, and the said Anne Stump Francis and the grantee being the only heirs at law of the said T. H. Stump.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Thomas H. Stump, Jr., his heirs and assigns, forever. And I do covenant with the said Thomas H. Stump, Jr. that I am lawfully seized and possessed of said land in Fee Simple; have

good right to convey it, and the same is unincumbered.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said Thomas H. Stump, Jr., his heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand, this the 2nd day of July, 1980.

Anne Stump Francis

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 ANNE STUMP FRANCIS, 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 the 2nd day of July, 1980.

Notary Public

My Commission Expires: 7-13-83

I hereby swear, or affirm, that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ 21,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this the 11th day of July 1980

Register or Notary Public

G 0 2 0 3 9

T
IDENTIF. REFERENCE

AUG 12 1 05 PM '80

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5636 PAGE 80

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
			84000.00- CO	
			218.40 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 227.90-	
5178A08/12/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.O.2.0.3.9.

T
IDENTIF. REFERENCE

AUG 12 1 05 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 773275