11/14 45.50- CHECK

Rec 45.50

FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF Nov 19 79

Notary Public

MY COMMISSION EXPIRES: 8-11-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
G. Battle Claiborne, atty., 2313 Hillsboro Rd., Nashville, TN 37212
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael E. Perkins etal	same	map92-6
(NAME) 2512 Batavia St	(NAME) "	parcel 460
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tenn	(STREET ADDRESS)	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Jack J. Cohen and wife Bessie D. Cohen and George Gianikas

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael E. Perkins, Bennie E. Perkins, Ronnie R. Charleston, Lolita M. Mayberry, and Barry K. Mayberry, in equal undivided shares

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 Lot No. 52 on the plan of Faulconer and Ashcraft's Subdivision, asof record in Book 57, Page 124, Register's Office for said County.

Said lot fronts 35 feet on the northerly side of Batavia Street and runs back between parallel lines 106 feet to an alley.

Being the same property conveyed to grantors by Final Decree of the Chancery Court of Davidson County confirming tax sale, dated November 19, 1976, of record in the Register's Office for said County, Book 5532, Page 26.

By acceptance of this deed, grantees agree to assume the unpaid balance of a note due the grantors from Hester M. Mayberry, deceased, and agree further to assume the responsibility of Hester M. Mayberry under an installment deed of record in Book 4161, Page 253, Register's Office for said County, to secure the payment of said note.

This is unimproved ( ) improved (X) property, known as 2512 Batavia Street, Nashville, TN
(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 18th day of November 1979

Ronnie R Charleston Barry K Mayberry Michael E. Perkins

Lolita M Mayberry Bennie E. Perkins

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jack J. Cohen, Bessie D. Cohen, and George Gianikas Ronnie R Charlton, Lolita M Mayberry, Barry K Mayberry, Michael Elkins, Bonnie E Elkins

the bargainor S, 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 Davidson County, Tennessee, this 18th day of November 1980

Commission expires 8-11-81

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

TO David J Cohen
Bessie D Cohen

G 17474

IDENTIF. REFERENCE

Nov 14 10 51 AM '80

REGISTER & ADMINISTRATOR
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			150[illegible].00- CO	
			35.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 45.50-	
			4534A11/14/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61474.

IDENTIFICATION

Nov 14 10 51 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

No. 791988