3340 08/20 75.14- CHECK

FORM NO. WD-1

BOOK 5784 PAGE 595

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$26,400.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th. DAY OF August 1981

Notary Public

MY COMMISSION EXPIRES: 4/21/85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney (NAME) 640 Spence Lane Nashville, Tn. 37217 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald L. Sias and wife, Jennie L. Sias (NAME)	SAME (NAME)	71/8
510 Wesley Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	231
Nashville, Tn. 37207 (CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	12DZ 3175

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~~ I, Irma D. Carter, devisee of the Will of R. R. Carter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald L. Sias and wife, Jennie L. Sias, as tenants by the entirety.

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. 54 on the Plan of Joywood Heights, Section 1, of record in Plat Book 1130, Page 91, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to R. R. Carter by deed from Allen Dobson, et ux Martha Ballard Dobson of record in Book 1425, Page 13, said Register's Office. Irma D. Carter being the devisee of the Will of R. R. Carter of record in Will Book ____, Page ____, Probate Court for Davidson County, Tennessee. filed 10-23-79 in unprobated wills.

THE Plan of record in Book 1130, Page 91, said Register's Office, shows an Owner's Certificate, a 35 foot minimum building setback line from Wesley Avenue and a 10 foot easement for public utility and drainage purposes along the rear line(s) of said lot.

THIS conveyance is subject to any and all easements of record, said Register's Office.

THE taxes for 1981 have been pro-rated and assumed by the Grantees.

This is unimproved ( ) / improved (XX) property, known as 510 Wesley Avenue, Nashville, Tennessee 37207 (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 seised 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 my hand this 20th. day of August, 19 81

Irma D. Carter Irma D. Carter

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named IRMA D. CARTER

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 20th day of August 19 81

Commission expires 4/21/85

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

G 5 6 0 2 2

WARRANTY DEED

FROM
Irma D. Carter

TO
Donald L. Sias and wife, Jennie L. Sias

IDENTIF. REFERENCE

AUG 20 11 24 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File Box 24

title escrow, inc.
suite 219
640 sperce lane
nashville, tennessee 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5784 PAGE 597

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
			26400.00- CO	
			68.64 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	75.14-
3040ACB/20/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 838996

G56022
↑
Identifying Reference
Aug 20 11:24 AM '81
Felix Z. Wilson II
Register
Davidson Co.
Dy.