Feb Box 21

2816 12/11 53.30- CHECK

# WARRANTY DEED

BOOK 5830 PAGE 15

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,000.00

Frank Kearney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF December 19 81

Notary Public

MY COMMISSION EXPIRES: 7-31-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Fred E. Cowden, Jr., Attorney, 1400 American Trust Building, Nashville, TN 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| RAMSEY KEARNEY and FRANK KEARNEY (NAME) | SAME (NAME) | 105-14-259 |
| 602 Inverness Avenue (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Field Bk. BH |
| Nashville, TN 37204 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | 00465 |

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, Nashville Stone Erection Company, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ramsey Kearney and Frank Kearney

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 the easterly parts of Lots Nos. 90 and 91 on the Map of George I. Waddey's Subdivision of Westwood, as of record in Book 332, page 99, Register's Office for Davidson County, Tennessee.

Said parts of said Lots Nos. 90 and 91 front 30 feet along the southerly side of Craighead Street and run back 97 feet on the easterly line, along the westerly margin of 6th Avenue South (now White Ave.) and 104 feet, more or less, on the westerly line to a dead line in the rear, the south line of Lot No. 90, measuring 85 feet thereon, said line being the common line of Lots Nos. 89 and 90.

Included in the above description, but EXPRESSLY EXCLUDED from this conveyance is a strip of land conveyed to the Metropolitan Government of Nashville and Davidson County, by deed of record in Book 4383, page 374, said Register's Office, to which reference is here made for a more particular description.

Being the same property conveyed to Nashville Stone Erection Company, Inc., by deed from Sam M. Weems, Jr. and wife, Cecil Pearl Weems, of record in Book 5092, page 982, said Register's Office.

unimproved ( )
This is improved (X) property, known as 601 Craighead Avenue, Berry Hill, 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 10th day of December, 19 81

NASHVILLE STONE ERECTION COMPANY, INC.

BY: Peggy M. Hyde
President

Mary Jo Wynn
Secretary-Treasurer

STATE OF _____
COUNTY OF _____

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19__

Commission Expires _____, Notary Public.

STATE OF TENNESSEE
DAVIDSON County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Peggy Hyde and Mary Jo Dixon, with whom I am personally acquainted and who upon ~~their~~ their several oaths acknowledged ~~themself~~ themselves to be the President and Secretary-Treasurer respectively of the Nashville Stone Erection Company, Inc. the within named bargainor, a corporation, and that ~~she~~ they as such President and Secretary-Treasurer, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Peggy Hyde as such President and attesting the same by the said Mary Jo Dixon as such Secretary-Treasurer

WITNESS my hand and official seal at office at Nashville, Tennessee on this the 10th day of December, 19 81

My commission expires 7-21-84

Notary Public

G 7 1 8 3 5

IDENTIFICATION REFERENCE

DEC 11 2 27 PM '81

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

NASHVILLE STONE ERECTION COMPANY, INC.

TO

RAMSEY KEARNEY and

FRANK KEARNEY

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York

**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 |
|---|---|---|---|---|
| | | | 18000.00- CO | |
| | | | 46.80 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 53.30- |
| 2616A | 12/11/81 | | BAL | .00 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

G.71835

TENNESSEE REFERENCE

DEC 11 2 27 PM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

**No.** 857751