Rec 18.25

BOOK 5842 PAGE 934

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM
JOE H. AUSTIN

MAIL DEED TO

TO
JOSEPH LEROY ANGUS

For draftsman's use

This Instrument Was Prepared By

MORRIS LEVINE, Attorney - Law
1119 Stahlman Bldg., Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Leroy Angus (NAME)	Same (NAME)	1W-13395
3227 Moorewood DR (STREET ADDRESS OR ROUTE NUMBER)	" (STREET ADDRESS)	82-5-16
Nashville Tenn 37207 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 2,600.00 Joseph Leroy Angus
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF JANUARY, 19 85

Notary Public

MY COMMISSION EXPIRES: OCT. 14, 1985

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

For and in Consideration of the sum of Two Thousand Six Hundred ($2,600.00) Dollars

DOLLARS

of which One Hundred ($100.00) Dollars has been paid in cash by the grantee hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantee assumes and agrees to pay the unpaid principal balance secured by an Installment Deed of record in Book 5590, page 33, Register's Office for Davidson County, Tennessee, under the terms and conditions as set out in said deed; grantee further assumes and agrees to pay any and all unpaid property taxes and assumes a lien for demolition services; Joseph Leroy Angus

I, Joe H. Austin, have bargained and sold, and by these presents do transfer and convey unto the said Joseph Leroy Angus, and his

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING the southerly 35½ feet of the easterly part of Lot No. 71 on D. T. McGavock's Plan of 98 Lots in North Nashville, of record in Book 21, page 7, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 71 fronts 35½ feet on the westerly side of Fourth Avenue, North, formerly Cherry Street, and runs back between parallel lines 100 feet, more or less, to a private alley.

BEING the same property conveyed to Joe H. Austin by deed from James K. Eaton and wife, Toni C. Eaton, of record in Book 5757, page 497, Register's Office for Davidson County, Tennessee.

WD-2

This is ~~unimproved~~ Unimproved property, known as 1731 Fourth Avenue, North Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joseph Leroy Angus, and his heirs and assigns, forever.

And I do covenant with the said Joseph Leroy Angus that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as appears of record.

And I, Joe H. Austin, do further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to the said land to the said Joseph Leroy Angus and his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 20 day of January, 1982

Joe H. Austin

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

Witness my hand and official seal at Nashville, Tennessee, Tennessee, this 20 day of January, 19 82

Notary Public.

Commission expires Oct 17 - 1982

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by singing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public.

Commission expires

RUSH

FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TENN.

JAN 20 2 41 PM '82

IDENTIFICATION REFERENCE

G 7 6 3 6 3

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

RECEIVED OF _____

FOR BOOK 5842 PAGE 936

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

2600.00- CO
6.76 CO TX
.50 PRFEE
6.00 WDEED
CHECK 13.26-
B505A01/20/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 7 6 3 6 3

IDENTIF. REFERENCE

JAN 20 2 41 PM '82

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

No. 863199