This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

# WARRANTY DEED

BOOK 5861 PAGE 331

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Walter F. Durst, Jr. and wife, Louise M. Durst | Walter F. Durst, Jr. | 91-16-78 |
| (NAME) | (NAME) | |
| 4507 Elkins Avenue | 2013 20th Avenue South | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee 37209 | Nashville, Tn. 37212 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* Ten and no/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by Walter F. Durst, Jr. and wife, Louise M. Durst and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Walter F. Durst, Jr. and wife, Louise M. Durst have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $16,250.00, secured by an installment deed of record in Book 5188, page 775, Register's Office for Davidson County, Tennessee,

I, Joe H. England, unmarried

*have this day bargained and sold, and do hereby transfer and convey unto the said* Walter F. Durst, Jr. and wife, Louise M. Durst

*the Grantees herein, their (successors), heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being the westerly 10 feet of Lot No. 406 and the easterly 40 feet of Lot No. 408 of Block 19 on the Map of Charlotte Park Company's First Addition, as of record in Book 57, page 103, Register's Office for said County.

Said part of Lots 406 and 408 front together 50 feet on the southerly side of Elkins Avenue, and extend back between parallel lines 180 feet to an alley.

Being the same property conveyed to Joe H. England by deed from Arthur L. Hatcher, Sr. and wife, Claudia Christine Hatcher, of record in Book 5188, page 775, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 40,000.00

Subscribed and sworn to before me, this the 10th day of March 19 82

Affiant

My commission expires: 10-20-85 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 4507 Elkins Avenue, Nashville, Tennessee 37209
(House Number) (Street) P.O. Address: (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for 1982 taxes which are prorated and assumed by the purchasers.

*We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.*

*Whenever 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* March, *19* 82, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Joe H. England Joe H. England

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

BOOK 5861 PAGE 332

*Personally appeared before me,* Doris E. Moran *, a Notary Public in and for said County and State,* Joe H. England, unmarried

*the within named 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, *this* 10th *day of* March, 1982

*Commission expires* 10-20-85 Doris E Moran *Notary Public*

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 signing the name of the corporation by* ....self *as* .....

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

*Commission expires* ..... *Notary Public*

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE

# WARRANTY DEED

FROM

Joe H. England

TO

Walter F. Durst, Jr. and wife,
Louise M. Durst

G 8.3 1.0 8

IDENTIF. REFERENCE

MAR 15 9 15 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
**Chicago Title Insurance Company**
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____ BOOK 5861 PAGE 333

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 40000.00- | CO |
| | | | 104.00 | CO TX |
| | | | .50 | PRFEE |
| | | | 6.00 | WDEED |
| | | | CHECK | 110.50- |
| 6830A03/15/82 | | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 8.31-08

IDENTIF. REFERENCE

MAR 15 9 15 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 871187