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

WARRANTY DEED

BOOK 5867 PAGE 251

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Elsie Armstrong	Same.	91-14-226 ER
(NAME)	(NAME)	
313-54th Ave No.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37209		
(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 Elsie Armstrong and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

Georgia Craddock Cartwright

have this day bargained and sold, and do hereby transfer and convey unto the said Elsie Armstrong

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

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

Situated in the Eighth Civil District of Davidson County, Tennessee, described as follows:
Beginning on the westerly margin of Richland Avenue at Walp's northeast corner and running thence with the westerly margin of said avenue north 14-3/4 deg. west 100 feet; thence about south 75 deg. west 775 feet to the center of Richland Creek; thence up the center of said creek, south 14-3/4 deg. east 100 feet to said Walp's northwest corner; thence with Walp's northerly line, north 74½ deg. east 775 feet to the beginning.

Being the same property conveyed to G. M. Craddock and wife, Lena Craddock by deed from Dennis O'Brien and wife, Edna L. O'Brien, of record in Book 967, page 521, Register's Office for said County, the said G. M. Craddock and wife, Lena Craddock having since died, he having pre-deceased her, and she having been survived by Georgia Craddock Cartwright has her only heir-at-law.

INCLUDED in the above description but specifically EXCLUDED therefrom are the following tracts of land:

Tract 1:

Situated in the Eight Civil District of Davidson County, Tennessee, beginning on the westerly margin of Fifty-fourth Avenue North (formerly Richland Avenue) at Walp's (now Bledsoe's) northeast corner and running thence with the westerly margin of said avenue north 14-3/4 deg. west 50 feet; thence about south 75 deg. west 200 feet; south 14-3/4 deg. east 50 feet to said Walp's (now Bledsoe's) northwest corner; thence with Walp's (now Bledsoe's) northerly line north 74½ deg. east 200 feet to the beginning.

Tract 2:

Land in the 5th Ward of the City of Nashville, Davidson County, Tennessee, described as follows:
Beginning on the westerly margin of 54th Avenue North, formerly Richland Avenue on the northeast corner of the property conveyed to James H. Cartwright and wife, by deed from G. M. Craddock and wife, of record in Book 1517, page 36, Register's Office for said County; thence with said avenue northwardly 50 feet; thence south 74½ deg. west 200 feet; thence southwardly 50 feet to the northwest corner of said Cartwright property; thence with the northerly line of said Cartwright property eastwardly 200 feet to the beginning.

This conveyance is subject to sanitary sewer and/or storm drainage easement of record in Book 4008, page 240, Register's Office of Davidson County, Tennessee.

I, James H. Cartwright, husband of Georgia Craddock Cartwright, do hereby join in the execution of this instrument in order to convey any marital rights I have in the property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 6,000.00

Affiant

Subscribed and sworn to before me, this the 29TH day of March 1982

Notary Public

My commission expires 1-2-15-83 (Affix Seal)

This is improved ( ) property, known as 2613 54TH Ave. No (House Number) (Street) P.O. Address: (City or Town)

unimproved (X)

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.

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 29TH *day of* March, 1982, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Georgia Craddock Cartwright

Georgia Craddock Cartwright

James H. Cartwright

James H. Cartwright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5867 PAGE 253

Personally appeared before me, John Duncan, a Notary Public in and for said County and State, the within named Georgia Craddock Cartwright and husband, James H. Cartwright

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, Tennessee, this 29th day of MARCH, 1982

John Duncan, Notary Public

Commission Expires 1-15-83

STATE OF
COUNTY OF

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.....

....., Notary Public.

Commission Expires.....

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.....

.....
Notary Public

Commission Expires.....

G 8.5.1-3 8

IDENTIF. REFERENCE

MAR 30 1 04 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FEE

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

RECEIVED OF _____ BOOK 5867 PAGE 254

FOR _____

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

60[illegible].00- CO
15.60 CO TX
.50 PRFEE
9.00 NDEED
CASH 25.10-
9407A03/30/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 8 5 1.3 8

IDENTIF. REFERENCE

MAR 30 1 04 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 873656