THIS INSTRUMENT PREPARED BY:
Robert P. Ziegler, Attorney
1200 Third Nat'l Bank Bldg.
Nashville, Tennessee 37219

BOOK 5879 PAGE 205

WARRANTY DEED

(CORPORATE FORM)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Beulah Elizabeth Climer (NAME)	Bowest Corporation (NAME)	71-11
300½ Edith Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 85101 (STREET ADDRESS)	88
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	San Diego, California 92138 (CITY) (STATE) (ZIP)	12DA-[illegible]

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 ($10.00) Dollars, cash in hand paid and other good and valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, and the assumption by the Grantee herein of an unpaid principal balance of Nine Thousand Four Hundred Twenty-Five and 26/100 Dollars ($9,425.26) of an original note, which is secured by Deed of Trust of record in Book 4738, Page 900, Register's Office for Davidson County, Tennessee, the undersigned,

City Finance Company of Tennessee, Inc., a Tennessee Corporation

has bargained and sold, and does hereby transfer and convey unto the said Beulah Elizabeth Climer her *(successors), heirs and assigns, certain real estate in* Davidson *County, Tennessee, as follows:,*

BEING the easterly 50 feet of Lot No. 69 on the Plan of Trinity Heights Addition, as of record in Book 161, Page 38, Register's Office for said County, described partly according to a survey made by Hal R. Swann, Jr., Surveyor, March 2, 1966, as follows:

SAID Part of Lot No. 69 fronts 50 feet on the Southerly margin of Edith Avenue and runs back 154 feet on the easterly line and 154.5 feet on the westerly line to the northerly margin of an alley measuring 50 feet thereon.

BEING the same property conveyed to City Finance Company of Tennessee, Inc., a Tennessee Corporation, by deed from Robert P. Ziegler, Substitute Trustee, of record in Book 5853, Page 682, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all liens and restrictions of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $23,695.80

Subscribed and sworn to before me, this the 22nd day of April 1982

Affiant

My commission expires: 1-18-83 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 300½ (House Number) Edith Avenue (Street) Nashville P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Beulah Elizabeth Climer, her *(successors), heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered,* except as herein stated.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said Beulah Elizabeth Climer, her *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness its *hand this* 22nd *day of* April *, 19* 82, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

CITY FINANCE COMPANY of TENNESSEE, Inc.,
a Tennessee Corporation

BY: [signature]
CHARLES B. MORTON, JR. - Vice President

8399

BOOK 5879 PAGE 206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* Charles B. Morton, Jr., *with whom I am personally acquainted, and who, upon oath, acknowledged* himself *to be* Vice President *of the* City Finance Company of Tennessee, Inc., a Tennessee Corp., *the within named bargainor, a corporation, and that* he *as such* Vice President *being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by* himself *as* Vice President.

Witness my hand and seal, at office in , *this* 22nd *day of* April, *19* 82.

Roger Beck *Notary Public*

Commission expires 3/9/86

G. 8 9 2 8 5

RUS

IDENTIF. REFERENCE

APR 30 8 25 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

City Finance Co. of TN, Inc.

TO

Beulah Elizabeth Climer

THIS INSTRUMENT PREPARED BY:

Robert P. Ziegler, Attorney
1200 Third National Bank Bldg.
Nashville, Tennessee 37219
[Phone: 615-256-2642]

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

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

RECEIVED OF _____

FOR BOOK 5879 PAGE 207

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

23695.80- CO
61.62 CO TX
.50 PRFEE
6.00 WDEED
CHECK 68.12-
462804/30/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G. 8. 9 2 8 5

IDENTIF. REFERENCE

APR 30 8 25 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 878661