OFFICIAL RECEIPT

BOOK 5963 PAGE 100

FORM NO. WD-1

H 16911

IDENTIF. REFERENCE

NOV 11 2 23 PM '82

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 16,500.

Eunice H Biggers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF November 19 82.

B. Edwards
Notary Public

MY COMMISSION EXPIRES: Dep. Reg.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Glenn E. Sager, Attorney, 923 Main Street, Nashville, Tenn. 37206
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EUNICE H. BIGGERS (NAME)	Owner (NAME)	Map 83-5
1305 Edgewood Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 258
Nashville, Tenn. 37206 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	23W-104A

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, C. EVELYN GRUBBS, GEORGE A. YANCEY and JUANITA Y. LELLYETT, heirs at law of George S. Yancey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EUNICE H. BIGGERS,

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:

Being Lot No. 44 in the Plan of "Edgewood", E. T. Brown's subdivision of the Bransford Place, as of record in Book 332, page 73, Register's Office for Davidson County, Tennessee.

Said Lot No. 44 fronts 60 feet on the north side of Edgewood Place, and extends back northerly, between parallel lines, 209 feet, more or less, on its western margin and 203 feet, more or less, on its eastern martin to Seymour Avenue, for merly Johnson Avenue, having a frontage of 50 feet on Seymour Avenue, formerly Johnson Avenue.

Being the same property conveyed by deed to George S. Yancey and wife Charlotte L. Yancey, from W. L. Lockhart and wife, Beatrice Lockhart, of record in Book 1308, page 214, Register's Office for Davidson County, Tennessee and being the same property that past to George S. Yancey upon the death of his wife, Charlotte L. Yancey and being the same property that past to Juanita Y. Lellyett, George A. Yancey and C. Evelyn Grubbs, heirs at law of George S. Yancey, now deceased.

unimproved ( )
This is improved (X) property, known as 1305 Edgewood, Nashville, Tennessee 37206
(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 hand s this 9th day day of November, 19 82

C. Evelyn Grubbs Geo. A. Yancey

Juanita Y. Lellyett

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Thelma M. Sager, a Notary Public in and for said County and State, the within named C. Evelyn Grubbs, Geo. A. Yancey and Juanita Y. Lellyett

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 9th day of November, 19 82

Commission expires January 19, 1986

Thelma M. Sager
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

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

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

C. Evelyn Grubbs, Geo. A. Yancey and Juanita Y. Lellyett

TO

Eunice H. Biggers

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

RECEIVED OF _____

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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

1650.00- CO
42.50 CO TX
.50 PRFEE
6.00 MDEED
CHECK 48.00-
9576A11/11/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 1 6 9 1 1

IDENTIF. REFERENCE

Nov 11 2 23 PM '82

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 909860