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WARRANTY DEED

BOOK 5994 PAGE 71

H 26562

T
IDENTIF. REFERENCE

JAN 18 9 32 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Pauline B. Webby
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF January, 19 83

Notary Public

MY COMMISSION EXPIRES: 1-02-84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Theodore E. Carver, Atty., 302 Lauderdale Road, Nashville, Tenn 37205
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles T. Wehby (NAME)	Same (NAME)	104-16-168
316 12th Ave So (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn 37203 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, James F. Walsh, Jr. and Charles E. Walsh

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles T. Wehby

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 the easterly half of Lot No. 87 on the Revised Plan of Geo. W. Blair's Subdivision of "Belmont Heights," as of record in Book No. 332, page 117, Register's Office for said County.

Said part of Lot No. 87 fronts 50 feet on the southerly side of Linden Avenue, and runs back 209.5 feet on the easterly line and 209.75 feet, more or less, on the westerly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to Mary Vaughn Walsh by deeds of record in Book 1217, page 255, and in Book 2864, page 181, said Register's Office, the said Mary Vaughn Walsh having since deceased, leaving as her only heirs-at-law her sons, James F. Walsh, Jr. and Charles E. Walsh.

Sue Walsh, wife of James F. Walsh, Jr., and Sandra J. Walsh, wife of Charles E. Walsh, join in this conveyance for the sole purpose of conveying any interest they may have in the property.

This is unimproved (X) improved ( ) property, known as 2015 Linden Avenue, Nashville, Tenn.
(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 17th day of January, 19 83

Sue Walsh

Sandra J. Walsh

James F. Walsh, Jr.

Charles E. Walsh, by James F. Walsh, Jr., his attorney-in-fact under power of attorney dated 12-27-82

STATE OF Tennessee
COUNTY OF Davidson

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Personally appeared before me, Theodore F. Carver, a Notary Public in and for said County and State, the within named James F. Walsh, Jr., individually and as attorney-in-fact for Charles E. Walsh under power of attorney dated December 27, 1982, Sue Walsh and Sandra J. Walsh

the bargainors, 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 17th day of January, 19 83

Commission Expires 1-22-83

Theodore E. Carver
Notary Public

STATE OF _____
_____ 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 purpose 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

TO

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of
Title Associates, Inc.
REPRESENTING
U.S.LIFE TITLE INSURANCE
Company of New York

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

RECEIVED OF _____

FOR _____

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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

60000.00- CO
156.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 162.50-
1779-01/18/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 6 5 6 2

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IDENTIF. REFERENCE

JAN 10 9 32 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 921831