H29914

BOOK 6003 PAGE 338

THIS INSTRUMENT PREPARED BY:
Gracey, Maddin, Cowan & Bird
Attorneys-at-Law
300 James Robertson Parkway
Nashville, Tennessee 37201

IDENTIF. REFERENCE

FEB 7 12 38 PM '83

FROM: ZULA CAMPFIELD

TO: BERNICE L. SPIGNER

REGISTER

ADDRESS NEW OWNER:

Mail
Bernice L. Spigner
919 Clayton Avenue
Nashville, TN 37204

SEND TAX BILLS TO:

SAME

MAP AND PARCEL NO:

118-5-139

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $32,500.00.

Zula Campfield
AFFIANT

Subscribed and sworn to before me, this the 7th day of February, 1983.

Ruth Anne Cawthon
NOTARY PUBLIC

My Commission Expires: 7-17-83

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 Dollars ($10.00) cash in hand paid by Bernice L. Spigner, unmarried, the receipt and sufficiency of which is hereby acknowledged, I, Zula Campfield, unmarried, have bargained and sold, and by these presents do transfer and convey unto the said Bernice L. Spigner, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, as follows, to-wit:

Land in Davidson County, Tennessee, being the easterly 36 feet of the north 160 feet of Lot No. 38 and the westerly 44 feet of the north 160 feet of Lot No. 39, on the Map of the subdivision of a part of the Vaulx Land, not of record, described according to a copy of a survey thereof made by Erle Drake, County Surveyor, July 1, 1921, as follows:

Beginning at a point in the south margin of East Clayton Avenue, said point being 160 feet west of the west margin of Craig Avenue; thence southerly parallel to the westerly margin of Craig Avenue, 160 feet to a point; thence westerly 80 feet to the southeast corner of the property conveyed to Wilson Summar and wife, by deed from Cartwright and Herman, as of record in Book 1320, Page 618; thence along Summar's east line, northerly 160 feet to the south margin of East Clayton Avenue; thence with the margin of the same, easterly 80 feet to the point of beginning.

5807 02/07 01:00 CHECK

Being the same property conveyed to Zula Campfield and Eva M. Brummitt, as joint tenants with right of survivorship, by deed from John Neuhoff, Jr., and wife, Mary S. Neuhoff, of record in Book 4059, Page 926, Register's Office for Davidson County, Tennessee.

And being the property vested solely in Zula Campfield under the Will of Eva M. Brummitt, deceased, of record in Will Book 141, Page 237, Probate Clerk's Office for Davidson County, Tennessee.

This conveyance is made subject to an easement for sewer and drainage 20 feet in width along the easterly line of the subject premises, as of record in Book 3913, Page 189, Register's Office for said County.

This is improved property known as 919 Clayton Avenue, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Bernice L. Spigner, her heirs and assigns, forever.

And I do covenant with the said Bernice L. Spigner that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Zula Campfield, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Bernice L. Spigner, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand on this 7 day of Feb, 1983.

Zula Campfield
ZULA CAMPFIELD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ruth Anne Carothers, a Notary Public in and for said County and State, the within named Zula Campfield, unmarried, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee, this 7th day of February, 1983.

Ruth Anne Carothers
NOTARY PUBLIC

My Commission Expires: 7-17-83

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

RECEIVED OF _____

FOR _____

BOOK 6003 PAGE 340

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 32500.00- CO | |
| | | | 64.50 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 MOFEE | |
| | | | CHECK | 91.00- |
| | | | 5807AC2/07/83 BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H29914

IDENTIF. REFERENCE

FEB 7 12 38 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 928017