7239

BOOK 6005 PAGE 851

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.00

Charlie E Bean
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF February 19 83

Notary Public

MY COMMISSION EXPIRES: 1-19-86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney, Suite 200, Realtors Building, 306 Gay St., Nashville, TN

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charlie Bean (NAME)	Same (NAME)	2W 11385
1611 Ninth Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 81-12
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par 166

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, DANNY NEAL BATSON, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLIE BEAN and wife, WILLIE MAE BEAN

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:

LAND in Davidson County, Tennessee, being Lot No. 192 on the plan of McGavock & Wetmore's First Addition to Nashville, of record in Book 21, page 23, Register's Office for said County.

SAID Lot No. 192 fronts 50 feet on the southwesterly margin of Ninth Avenue, North formerly known as Buena Vista St., and extends back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Danny Neal Batson by deed from Commerce Union Bank of record in Book 5977, page 415, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1611 Ninth Avenue, Nashville, Tennessee
(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 my hand this 10th day of February, 19 83

Danny Neal Batson
Danny Neal Batson

STATE OF TENNESSEE
Davidson County

BOOK 6006 PAGE 852

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DANNY NEAL BATSON

the bargainor S, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10th day of February, 1983

Commission expires 1-19-86

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

H 3 1 1 0 3

WARRANTY DEED

FROM

DANNY NEAL BATSON

IDENTIF. REFERENCE

TO

CHARLIE BEAN ET UX

Feb 14 4 00 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

I. DYKE TATUM, Attorney
Suite 200, Realtors Building
306 Gay Street
Nashville, Tennessee 37201

[redacted]

OFFICIAL RECEIPT

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

RECEIVED OF BOOK 6006 PAGE 853

FOR

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			20000.00- CO	
			52.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	58.50-
7239A	02/14/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

RECEIVED FOR IDENTIF. REFERENCE
FEB 14 4 00 PM '83
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.929404