OFFICIAL RECEIPT

BOOK 6018 PAGE 703

THIS INSTRUMENT PREPARED BY:
GRACEY, MADDIN, COWAN & BIRD
Attorneys-at-Law
300 James Robertson Parkway
Nashville, Tennessee 37201

FROM:

Malcolm L. McCune

TO NEW OWNER:

Charles Larry Lewis
2527 W. Ashwood Ave.
Nashville, TN 37212

SEND TAX BILLS TO: SAME

MAP AND PARCEL NO: 104-15-65

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $83,600.00.

AFFIANT

Subscribed and sworn to before me, this 10th day of March, 1983.

Ruth Anne Carothers
NOTARY PUBLIC

My Commission Expires: 9-17-83

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum Ten and 00/100 Dollars ($10.00), cash in hand paid by Charles Larry Lewis, unmarried, and other good and valuable consideration, including the assumption of a promissory note executed by Malcolm L. McCune, dated January 20, 1981, and payable to J. R. Claypool, Jr., and wife, Mary Etta Claypool, in the principal amount of $62,000.00, payable in 59 consecutive monthly installments of $606.38, including principal and interest and beginning March 15, 1981, and one final installment of $58,268.69, payable on or before April 15, 1986. Said note bears interest at the rate of 12% per annum and each installment includes principal and interest; receipt and sufficiency of all of which is hereby acknowledged.

I, Malcolm L. McCune, have bargained and sold, and by these presents do transfer and convey unto the said Charles Larry Lewis, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 49 on the Map of Sunset Park, as of record in Book 332, Page 132, Register's Office for said County.

Said Lot No. 40 fronts 100 feet on the southerly side of West Ashwood Avenue, formerly "A" Street, and runs back between parallel lines 160.5 feet to the north line of Lot No. 36.

Being the same property conveyed to Malcolm McCune, unmarried (Malcolm McCune being one and the same person as Malcolm L. McCune), by deed from J. R. Claypool, Jr., and wife, Mary Etta Claypool, of record in Book 5702, Page 378, Register's Office for Davidson County, Tennessee.

83/10 033.00 - 1 6X

2318

This is improved property known as 2527 W. Ashwood Avenue, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles Larry Lewis, his heirs and assigns, forever.

And I do covenant with the said Charles Larry Lewis 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, except as hereinbefore set out and except for 1983 real property taxes, which have been prorated between the parties and assumed by Grantee.

And I, Malcolm L. McCune, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Charles Larry Lewis, his heirs and assigns against the lawful claims of all persons whomsoever.

Karen S. Neal, spouse of Malcolm L. McCune, joins in this conveyance for the purpose of transferring all right, title and interest she may have in and to the said property to the said Charles Larry Lewis, but not further or otherwise.

WITNESS our hands this 10th day of March, 1983.

H35301

IDENTIF. REFERENCE

MAR 10 1 05 PM '83

FELIX T. WILSON II REGISTER DAVIDSON COUNTY, TN

PAID

Malcolm L. McCune

Karen S. Neal

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ruth Anne Carruthers, a Notary Public in and for said County and State, the within named Malcolm L. McCune and wife, Karen S. Neal, the bargainors, with US 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 10th day of March, 1983.

Ruth Anne Carruthers
NOTARY PUBLIC

My Commission Expires: 7-17-83

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6018 PAGE 705

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

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

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			83600.00- CO	
			217.36 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 223.86-	
			2318A03/10/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3530 I

IDENTIF. REFERENCE

MAR 10 1 03 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 934308