mail

THIS INSTRUMENT PAREPARED BY :
FINLEY W. HARBISON
ATTORNEY AT LAW
40 RUTLEDGE STREET
NASHVILLE, TENNESSEE 37210

FROM: HEWCO, INC.

TO: Timothy Cole, a married person
Patricia Cole, a married person
James Fletcher, a married person
Emma Fletcher, a married person
Brenda Puyear, an ~~un~~married person
4/1/83 MAC 4/1/83

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Patricia Cole 1215 39th Avenue North Lot #20 Nashville, Tennessee 37209	Same	92-7 201 11W5480

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 36,859.85 .

Howard E. Walker
AFFIANT

Subscribed and sworn to before me, this the 1st day of April, 1983.

My Commission Expires: 4-10-85

Linda A. Donohoe
NOTARY PUBLIC

LINDA A. DONOHOE NOTARY PUBLIC LARGE OF TENNESSEE

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, HEWCO, INC., hereinafter called the GRANTOR, has bargained and sold, and by these presents transfers a one-sixth (1/6th) undivided interest unto Timothy Cole, a married person; a one-sixth (1/6th) undivided interest unto Patricia Cole, a married person; a one-sixth (1/6th) undivided interest unto James Fletcher, a married person; a one-sixth (1/6th) undivided interest unto Emma Fletcher, a married person; and a one-third (1/3rd) undivided interest unto Brenda Puyear, an ~~un~~married person; hereinafter called GRANTEES, their heirs and assigns, as tenants in common, a certain tract or parcel of land in Davidson County, Tennessee; said property being described as follows: to-wit: 4/1/83 MAC 4/1/83

LAND in Davidson County, Tennessee, being Lot Nos. 47 and 48 on the Plan of Dr. J. B. Davis Subdivision of the southerly one-half of Lot No. 5 of the Elizabeth W. Harding Estate, as of record in Book 57, page 96 and Book 161, page 123, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to HEWCO, INC. from Howard E. Walker, Owner of Real Estate Services, on December 17, 1982 and found of record in Book 5980, Page 132, said Register's Office.

This improved property is known as 2246 Batavia Street, Nashville, Tennessee,37208.

04/04 103.94- CHECK

7876

OTHER CONSIDERATION

Consideration above includes the assumption by Timothy Cole, Patricia Cole, James Fletcher, Emma Fletcher, and Brenda Puyear certain indebtedness as evidenced by Promissory Note executed by Clyde W. Spencer, of Gatlin-Spencer and Associates, to Dr. A. P. Johnson, Sr. and wife, Sadie G. Johnson, in the original principle sum of $27,500 payable in sixty (60) monthly installments of $289.64 bearing interest at the rate of 12% per annum with one (1) balloon payment due on the date of the 61st payment of said Promissory Note. Included in the amount of $27,500.00 is the unpaid balance owing upon a certain Note to Jack J. Cohen and secured by a Deed of Trust executed by Edwin E. Thomas and wife, to J. B. Watson, Jr., which the payees of this said Promissory Note will pay from the proceeds of the monthly payments hereinabove provided.

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, as tenants in common, 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 hereinbefore set out; and we do further covenant and bind ourselves, our heirs, successors, assigns 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 siggular, and the use of any gender shall be applicable to all genders.

WITNESS the hand and seal of the GRANTOR this the first day of April, 1983.

HEWCO, INC.

BY: Howard E Walker

ITS: President

CORPORATE SEAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE me, the undersigned authority, personally appeared, Howard E. Walker, with whom I am personally acquainted and who upon oath acknowledged that he is the President of HEWCO, INC., a Tennessee Corporation, and that he as such President executed the foregoing instrument by signing his name as President of the Corporation.

WITNESS my hand and official seal of office this the 1st day of April, 1983.

My Commission Expires: 4-10-85

NOTARY PUBLIC

NOTARY PUBLIC STATE OF TENNESSEE LARGE

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

APR 4 1 55 PM '83

IDENTIF. REFERENCE

H 3 9 9 2 4

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6031 PAGE 824

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
			36089.85- CO	
			102.44 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	103.94-
			7976A04/04/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H39924

IDENTIF. REFERENCE

APR 4 | 55 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 939684