This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

6035

WARRANTY DEED

BOOK 6077 PAGE 660

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Leroy Bell and wife, Catherine Bell (NAME)	Third National Mortgage Company (NAME)	Map 119-6
88 Elberta Street (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2628 (STREET ADDRESS)	Parcel 56
Nashville, Tennessee 37210 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by Leroy Bell and wife, Catherine Bell and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

Joel C. Banks, Executor under the Will of Addie E. Banks, deceased

have this day bargained and sold, and do hereby transfer and convey unto the said Leroy Bell and wife, Catherine Bell

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Two tracts of land in the 6th, formerly the 9th, Civil District of Davidson County, Tennessee, described as follows:

First Tract: Beginning on the northerly margin of Elberta Street, at the southwest corner of the property conveyed to Martha L. Burns, by deed from A.W. Jackson and wife, of record in Book 1561, page 288, Register's Office for said County; thence with Burns' westerly line, northwardly 107 feet, more or less, to the southerly line of the Nannie P. Miller Estate; thence with same, westwardly 81 feet; thence southwardly and parallel with Burns' westerly line, 107 feet, more or less, to the northerly margin of Elberta Street; thence with same, eastwardly 81 feet to the beginning.

Second Tract; Being part of a strip of land marked "Reserved" on the map of Sterling Heights, Section 2, as of record in Book 1424, page 104, Register's Office for said County, described as follows:
Beginning at the southeast corner of the property conveyed to J.L. Pyburn and wife, by deed from Leroy Preston and wife, of record in Book 1974, page 46, said Register's Office; thence with Pyburn's easterly line, northwardly 42 feet, more or less, to the southerly line of lot No. 17; thence with the southerly line of lots Nos. 17 and 18, eastwardly 81.18 feet; thence south 1 deg 58' west 42 feet; thence south 89 deg 33' west 81.12 feet to the beginning.

Being the same property conveyed to James Buford Banks and wife, Addie E. Banks by deed from Leroy Preston and wife, Lou Ella Preston of record in Book 2015, page 3, Register's Office for Davidson County, Tennessee, the said James Buford Banks and wife, Addie E. Banks having since died, he having predeceased her and she having empowered Joel C. Banks, Executor to sell said property by her will of record in *

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 28,000.00

Subscribed and sworn to before me, this the 15th day of June, 19 83

Joel C. Banks
Affiant

My commission expires: 9-16-87 (Affix Seal)

Judy A. Dobbs
Notary Public

unimproved ( )
This is improved property, known as 88 Elberta Street, Nashville, Tennessee 37210
(House Number) (Street) P O Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for 1983 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 15th *day of* June, 19 83, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date*

Joel C. Banks
Joel C. Banks, Executor under the Will of
Addie E. Banks, deceased

* Will Book 135, page 489, Probate Court Clerk's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 6077 PAGE 661

Personally appeared before me, Judy A. Dobbs *, a Notary Public in and for said County and State,* Joel C. Banks, Executor under the Will of Addie E. Banks, deceased

the within named bargainor , 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* 15th *day of* June, *19* 83.

Judy A. Dobbs *Notary Public*

Commission expires 5-20-87

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the the within named bargainor, a corporation, and that he as such being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as.

Witness my hand and seal, at office in this. day of, 19

Notary Public

Commission expires

WARRANTY DEED

FROM

Joel C. Banks, Executor under the Will of Addie E. Banks, deceased

TO

Leroy Bell and wife,

Catherine Bell

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37203

H 5 4 7 0 2

IDENTIF. REFERENCE

JUN 17 9 48 AM '83

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6077 PAGE 662

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
			20000.00- CO	
			72.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	79.30-
			5757A06/17/83 BBL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 4 7 0 2

IDENTIF. REFERENCE

JUN 17 8 48 AM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 957409