B0423

BOOK 6253 PAGE 167

Address New Owner:	Send Tax Bills to:	Map/Parcel
JOE L. WALL, etal 425 E. Old Hickory Blvd. Madison, Tenn. 37115	Same	Map 72-06 Par 149 15DA-5425

WARRANTY DEED

FOR AND IN CONSIDERATION 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, CHARLES D. KUSTER, devisee under the Will of Mattie Mai Kuster, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto the said JOE L. WALL and MIKE SUGGS, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the east 50 feet of the west 100 feet of Lot No. 8 on the Map of E. I. Childer's Subdivision of the J. H. Ambrose Tract, of record in Book 332, Page 134, Register's Office for said County.

Said part of said Lot No. 8 fronts 50 feet on the north side of Thomas Street, as widened, and runs back between parallel lines 177 feet, more or less, to an alley.

Being the same property conveyed to Charles Dayton Kuster, Sr. and wife, Mattie Mai Kuster by deed from George P. Howell and William H. Howell of record in Book 2701, Page 41, Register's Office for Davidson County, Tennessee. The said Mattie Mai Kuster having since deceased and the said Charles Dayton Kuster, Sr. having predeceased her and Charles D. Kuster having obtained title as devisee under the Will of Mattie Mai Kuster of record in Will Book 138, Page 37, County Court Clerk's Office for Davidson County,Tennessee.

This instrument is made subject to a Joint Driveway Easement of record in Book 3316, Page 513, said Register's Office and to all applicable local government planning, building and zoning regulations.

This is improved property known as 1011 Thomas Ave., Nashville, Tennessee.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said JOE L. WALL and MIKE SUGGS, their heirs and assigns forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good and valid right to convey it and that the same is unencumbered.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

03/2 $55.40- CHE

1500

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 my hand on this the 20 day of March, 1984.

Charles D. Kuster
CHARLES D. KUSTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $16,500.00.

Jos. T. Wall
AFFIANT

Subscribed and sworn to before me on this the 20th day of March, 1984.

Tom D. Coleman
NOTARY PUBLIC

My commission expires: July 21, 1984

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHARLES D. KUSTER, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of March, 1984.

Tom D. Coleman
NOTARY PUBLIC

My commission expires: July 21, 1984.

This instrument was prepared by:
Tom G. Coleman, Jr., Attorney
COLEMAN REAL ESTATE CLOSING SERVICE, INC.
9000 E. Church Street
Brentwood, TN 37027

I 0 9 9 4 7

IDENTIF. REFERENCE

MAR 20 3 39 PM '84

FEE [illegible] REGISTER
DAVIDSON COUNTY, TN

EXHIBIT 1

z Kuster, Mattie Mai Probated February 25, 1982 71382

LAST WILL AND TESTAMENT BOOK 6253 PAGE 169

OF

MATTIE MAI KUSTER

I, MATTIE MAI KUSTER, of Nashville Tennessee, being of sound mind and disposing memory, do hereby make, publish and declare this to be my last will and testament, hereby revoking all other wills heretofore by me made.

ITEM I. I first direct that my just debts, including the expenses of my last illness and funeral expenses, be fully paid and satisfied. In this connection all estate, inheritance or succession taxes assessed against my estate or against any distributive share thereof shall be paid as a debt or claim against my estate.

ITEM II. I give and bequeath to my son, Charles D. Kuster, my home and lot located at 1011 Thomas Avenue, Nashville Tennessee.

ITEM III. I give and bequeath to my son, Charles D. Kuster, all of my personal property.

ITEM IV. I nominate and appoint my son, Charles D. Kuster, as Executor without bond of this my last will and testament.

WITNESS my hand and seal this 19 day of February 1981.

Mattie Mai Kuster
Mattie Mai Kuster

Sol Edwin Sekule, Notary

The foregoing instrument was on this day of February 1981, signed, sealed, published and declared by Mattie Mai Kuster

Commission expires Oct 15-1983

BILL McPHERSON
COUNTY CLERK
244-1000

Davidson County

STATE OF TENNESSEE, DAVIDSON COUNTY

BOOK 6253 PAGE 170

I, BILL McPHERSON, Clerk of the Probate Court of Davidson County, State aforesaid, do certify that the foregoing is a full, true and complete copy of Last Will and Testament of Mattie Mai Kuster probated February 25, 1982, recorded in Minute Book 276, page 314, recorded in Will Book 138, page 37,

which remains of record on file in said office.

Given under my hand and official seal, at office, in Nashville, this 19th *day of* March *19* 84

Bill McPherson
Clerk of Probate Court.

Ida Black
Deputy Clerk.

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

RECEIVED OF _____

FOR _____

BOOK 6253 PAGE 171

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	COTX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MOTX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			16500.00- CAMT.	
			42.90 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	55.40-
1500A03/20/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 0 9 9 4 7

T IDENTIF. REFERENCE

MAR 20 3 39 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 21468