| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Robert E. Hardy and Murphy Goodman and | Commerce McGehee Mortgage Incorporated | 81-15-299 |
| (NAME) Theodore Ensley, Jr. 1910 Cartwright Street | (NAME) 6055 Primacy Pkwy, Suite 410 | |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37203 | (STREET ADDRESS) Memphis, Tennessee 38119 | |
| (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | |

# WARRANTY DEED

BOOK 6314 PAGE 305

For and in consideration of the sum of Ten and No/100- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -($10.00)- - - - - - - - - - - - - - - - - DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated 17 August, 1978, and filed for record 23 August, 1978, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 5328, Page 720, and note of even date thereby secured, in the original principal amount of $39,000.00 payable to McNeill Mortgage and Investment Company, Inc., which debt the grantee herein assumes and agrees to pay as part payment of the purchase price, and for all of which receipt is hereby acknowledged.

The grantee further hereby assumes the obligations of Maston A. Nelson, Jr. under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

Mrs. Enid M. Nelson, devisee under the Will of Maston A. Nelson, Jr, D.D.S. of record in Will Book "BB", Page 26, County Court Clerk's Office, Wilson County, Tennessee, hereafter Grantor have bargained and sold, and by these presents do transfer and convey unto the said Murphy Goodman and Theodore Ensley, Jr. and Robert E. Hardy

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 44 on the plan of Manlove Heirs, of record in Book 21, page 129, Register's Office for said County.

SAID Lot No. 44 fronts 50 feet on the southeasterly margin of Underwood Street and extends back 167.10 feet on the northeasterly line and 168.9 feet on the southwesterly line to a 16 foot alley in the rear, measuring 50 feet thereon.

BEING the same property conveyed to Maston A. Nelson, Jr., unmarried by deed from James W. Bilyeu and wife, Wadean H. Bilyeu of record in Book 5328, page 718, Register's Office for Davidson County, Tennessee, said Maston A. Nelson, Jr. having since died and said property having been devised to Mrs. Enid A. Nelson.

I 2 8 6 6 I

IDENTIF. REFERENCE

JUN 12 3 38 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

This is unimproved ( ) improved (X) property, known as 1703 Underwood Avenue, Nashville, Tennessee 37208

(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

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 10th day of May, 19 84.

Enid M. Nelson

MRS. ENID M. NELSON
Devisee under the Will of
Maston A. Nelson, Jr., D.D.S. of Record
in Will Book "BB", Page 26, County Court
Clerk's Office, Wilson County, Tennessee

STATE OF MASSACHUSETTS
COUNTY OF SUFFOLK

BOOK 6314 PAGE 306

Personally appeared before me, Kathleen M. Kabit, a Notary Public in and for said County and State, the within named Mrs. Enid M. Nelson, Devisee under the Will of Maston A. Nelson, Jr., D.D.S., of Record in Will Book "BB", Page 26, County Court Clerk's Office, Wilson County, Tennessee

the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Boston, Massachusetts, this 10th day of May, 19 84

My commission expires 12/3/87 Notary Public Kathleen M. Kabit

KATHLEEN M. KABIT
NOTARY PUBLIC
My Commission Expires December 3, 1987

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be the and respectively of , the within named bargainor, a corporation, and that as such and executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as and attesting the same by the said as .

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

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 52,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 2nd day of June, 19 84

My commission expires 2-16-87 Notary Public Linda K. Sigmond

This instrument was prepared by:
AVON N. WILLIAMS, JR., ESQ., WILLIAMS AND DINKINS, ATTORNEYS-AT-LAW
203 Second Avenue North, Nashville, Tennessee 37201
Name Address

WARRANTY DEED

FROM
Mrs. Enid M. Nelson, Devisee

TO
Murphy Goodman and
Theodore Ensley, Jr. and
Robert E. Hardy

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

## OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR BOOK 6314 PAGE 307

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 |
|---|---|---|---|---|
| | | | 52000.00- CONT. | |
| | | | 135.20 CSTAX | |
| | | | .50 RRFEE | |
| | | | 6.00 MDEED | |
| | | | CHECK | 141.70- |
| 4483406/12/64 | | | CAL | .01 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

128661

IDENTIF. REFERENCE

JUN 12 3 38 PM '64

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0043807