FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June 19 84.

Deputy Register

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May 19 84

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) BOOK 6316 PAGE 179

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. O. Bean & Mark Waynick	OWNER	MAP 81-15
(NAME)	(NAME)	
1709 Cockrill Street	424 Nesbitt Lane	PARCEL 224
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37208	Madison, Tenn. 37115	2W-24294
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM 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, WE, George D. Mitchell and wife, Billie C. Mitchell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. O. Bean and Mark Waynick, tenants of common

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT.

BEING the westerly 23.5 feet of the northerly 75 feet of Lot No. 382 on the Map of McGavock, Wetmore and Others' 2nd Addition to Nashville, called the "Town of McGavock" as of record in Book 21, Page 41, Register's Office for said County.

BEGINNING at a point in the southerly margin of Cockrill Street and the easterly margin of a 16 foot alley, said point being 170 feet westerly of the west margin of 17th Avenue, North, running thence with the southerly margin of Cockrill Street N 52 degrees E 28.5 feet to a point, thence S 38 degrees E 75 feet to the north margin of an alley, thence with the north margin of said alley 28.5 feet to the easterly margin of an alley, thence with said alley N 38 degrees W 75 feet to the point of beginning. All in accordance with the survey and plat by Norris H. Rickerson, August 20, 1945.

BEING the same property conveyed to George D. Mitchell by deed of record in Book 5443, Page 786, Register's Office for said County. For additional source of title see Will Book 109, Page 571, Case No. 59735 and Letters of Administration Case No. 62764, Probate Court Clerk's Office for Davidson County, Tennessee

THIS conveyance is subject to any and all existing restrictions and easements of record.
The real estate taxes for the year 1984 are assumed by the grantees.

This is unimproved (XX) improved ( ) property, known as 1709 Cockrill Street (House Number) (Street) Nashville, TN 37208 (P.O. Address) (City or Town) (Postal Zip)

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 heir 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 covey 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. Wherever 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 hand s this 15th day of May, 19 84

(X) George D. Mitchell

(X) Billie C. Mitchell

Billie C. Mitchell joins in this conveyance to convey any and all rights she may have to said property.

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George D. Mitchell and wife, Billie C. Mitchell

the bargainor s, with 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 15th day of May 19 84

Commission expires 4-21-85

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he / they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____

My commission expires _____

Notary Public

WARRANTY DEED

FROM
George D. Mitchell
Billie C. Mitchell

TO
J. O. Bean
Mark Waynick

I 2 9 3 2 5

IDENTIF. REFERENCE

JUN 15 9 29 AM '84

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

RETURN TO:

SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY-AT-LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

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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

2250.00- CONT.
5.72 CSTAX
.50 PRFEE
6.00 MTGE
CHECK 12.22-
5257A06/15/84 5% .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 29325

IDENTIF. REFERENCE

JUN 15 9 29 AM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 0244547