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

# WARRANTY DEED

BOOK 6331 PAGE 144

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| James Mears et ux Doris | SAME | Map 94-1 |
| (NAME) 1425 Fulton Street | (NAME) | Parcel 311 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee | (STREET ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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

cash in hand paid by James Mears and wife, Doris Mears, and other good and valuable considerations accepted as cash the receipt of which is hereby acknowledged,

Malcon R. Foster and wife, Reba J. Foster

*have this day bargained and sold, and do hereby transfer and convey unto the said*

James Mears and wife, Doris Mears

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

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

Land in Davidson County, Tennessee, being Lot No. 134 on the Plan of Shelby Village No. 2 of record in Book 1835, page 48, Register's Office for said County.

Said Lot No. 134 fronts 60.8 feet on the northerly side of Fulton Street and extends back 138.1 feet on the easterly line and 141.5 feet on the westerly line to a dead line in the rear on which it measures 58 feet.

Being the same property conveyed to Malcon R. Foster and wife, Reba J. Foster by deed from Bessie Mai Dyer, Laura Robinson and Herschel Hearn, heirs at law of Jodie Hearn Hemby Allbert, deceased; of record in Book 4330, page 72, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 19,500.00

Subscribed and sworn to before me, this the 3rd day of July, 19 84.

Affiant

My commission expires: ____ (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 1425 Fulton Street (House Number) (Street) Nashville, Tennessee 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.*

*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* 3rd *day of* July, *19* 84, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

CASH

07/03 57 20

Malcon R. Foster

x Malcon R Foster

Reba J. Foster

x Reba J. Foster

BOOK 6331 PAGE 145

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* the undersigned, *a Notary Public in and for said County and State,* Malcon R. Foster and wife, Reba J. Foster

*the within named 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* 3 *day of* July, 19 84

Notary Public

*Commission expires* 9-19-84

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* .....

I 3 3 9 1 3

IDENTIF. REFERENCE

JUL 3 4 00 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**WARRANTY DEED**

FROM
Malcon R. Foster and wife,
Reba J.
TO
James Mears and wife,
Doris Mears

Compliments of
**Chicago Title Insurance Company**
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

144

# OFFICIAL RECEIPT

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

BOOK 6331 PAGE 146

RECEIVED OF _____

FOR _____

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 19500.00- CAMT. | |
| | | | 50.70 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CASH | 57.20- |
| 0678A07/03/84 | | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3 3 9 I 3

IDENTIF. REFERENCE

JUL 3 4 00 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0049828