FORM NO. WD-1

BOOK 6345 PAGE 367

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17500.00

Gerry E. Ivey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF July 19 84

Notary Public

MY COMMISSION EXPIRES: Dec. Req.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
James C. Edwards, 2147 Belcourt Avenue, Nashville, Tennessee 37212
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerry E. Ivey (NAME)	Same (NAME)	Map 81 - 15
1504 16th Avenue North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 283
Nashville, TN 37207 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, BESSIE A. LUCAS and MARGARET B. BERRY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GERRY E. IVEY

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:

TRACT I: A certain tract or parcel of land in Davidson County, Tennessee and described as follows: Being the south 23' of the north 1/2 lot #313 on the plan of McGavock Wetmore, et al 2nd addition, called the Town of McGavock as of record in Book 21, page 41, Registers Office for Davidson County. Said part of said lot fronts 23 feet to the easterly side of 16th Avenue North and runs back 130' on the south line and 125' on the north line to an alley measuring 23' thereon.

Being the same property conveyed to Margaret B. Berry and Bessie A. Lucas by quitclaim deed from Barry Bedford of record in Book 5213, page 186, Register's Office for Davidson County, Tennessee.

TRACT II: A certain tract of land in Davidson County, Tennessee and described as follows: Being the southerly 1/2 of lot #313 in the McGavock, et al, addition to Nashville, called the addition to the town of McGavock, a plan of which is of record in Bk. 21, pg. 41, R.O.D.C. Said southerly 1/2 of lot #313 fronts 25' on the easterly side of 16th Ave. North, formerly Odd Street, & runs back between parallel lines about 100' more or less to an alley. Being the same property conveyed to Margaret B. Berry by deed from Bessie A. Lucas of record in Book 5156, Page 639, Register's Office for Davidson County, Tennessee.

RUSH

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN
JUL 25 9 55 AM '84

IDENTIF. REFERENCE

I 3 8 5 4 8

CHECK

unimproved ( )
This is improved (X) property, known as 1504 16th Avenue North, Nashville, Tennessee 37207
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

07/25 52.00

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. 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 hand this 23rd day of July, 19 84

x Bessie A. Lucas
BESSIE A. LUCAS

Margaret B Berry
MARGARET B. BERRY

3564

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bessie A. Lucas and Margaret B. Berry

the bargainor, 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 Davidson County, Tennessee, this 23rd day of July, 19 86

Commission expires Oct. 19, 1986

Notary Public

STATE OF TENNESSEE
Davidson County

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 (their several oaths) (his oath) (themselves) (himself) acknowledged to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) as such _____ and _____, being authorized so to do, executed 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
BESSIE A. LUCAS and MARGARET B. BERRY

TO
GERRY E. IVEY

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____ BOOK 6345 PAGE 369

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

17500.00- CAMT.
45.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 52.00-
6564A07/25/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 3 8 5 4 8

IDENTIF. REFERENCE

JUL 25 8 53 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0055534