64423



| Address New Owner: | Send Tax Bills to: | Map/Parcel |
|---|---|---|
| John R. McMillen, Trustee<br>3927 Woodlawn Dr<br>Nashville, Tenn. 37205 | Same | Map 104-7<br>Par 519<br>24W-5675 |

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, MARY MADELINE HAMLET, EXECUTRIX OF THE ESTATE OF MARY ANNICE MEADE, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said JOHN R. McMILLEN, TRUSTEE with full power to sell, mortgage, or otherwise convey without the joinder or disclosure of any beneficiary, hereinafter called the Grantee, his successors 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 easterly half of Lot No. 6 on the plan of Scruggs' Burch Orchard Tract, as of record in Book 57, page 114, Register's Office for said County.

Said part of Lot No. 6 fronts 50 feet on the southerly side of Belcourt Avenue, formerly Carlton Street, and runs back between parallel lines 138 feet, more or less, to an alley.

Being the same property conveyed to Mary Annice Meade by deed from Phil Cohen and wife, of record in Book 1367, page 244, Register's Office for Davidson County, Tennessee. The said Mary Annice Meade having since died.

This instrument is made subject to all applicable local government planning, building and zoning regulations.

The property herein described is being purchased in "As Is" condition.

This is improved property known as 2131 Belcourt Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said JOHN R. McMILLEN, TRUSTEE with full power to sell, mortgage, or otherwise convey without the joinder or disclosure of any beneficiary, his successors and assigns, forever.

AND GRANTOR COVENANTS that she is lawfully seized and possessed of said real estate, in fee simple, that she has a good and valid right to convey it and that the same is unencumbered.

AND GRANTOR DOES further covenant and bind herself, her successors and assigns, to warrant and forever defend the title to the said real estate 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 my hand on this the 29th day of August, 1984.

148018

IDENTIF. REFERENCE

SEP 7 8 45 AM '84

REGISTER
DAVIDSON COUNTY, TN

Mary Madeline Hamlet Executrix
MARY MADELINE HAMLET, EXECUTRIX
OF THE ESTATE OF MARY ANNICE
MEADE, DECEASED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

AFFIANT

Subscribed and sworn to before me on this the 29th day of August, 1984.

NOTARY PUBLIC

My commission expires: 4-17-1988.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Madeline Hamlet, Executrix of the Estate of Mary Annice Meade, 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 Brentwood, Tennessee, this 29 day of August, 1984.

NOTARY PUBLIC

My commission expires: 4-17-1988.

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

09/07 132.50 CHECK

3377

# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6376 PAGE 146

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 60000.00- CAMT. | |
| | | | 156.00 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 162.50- |
| | | | 8377A09/07/84 BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 48018

IDENTIF. REFERENCE

SEP 7 8 45 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0066960