BK426

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
Don Latture, et ux 1413 Calvin Avenue Nashville, TN	Same Same	83-5 415

BOOK 5434 PAGE 226

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Ruby Helen Crawford Fluty, unmarried, have bargained and sold, and by these presents do transfer and convey unto the said Don Latture and wife, Betty Latture, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 18 Webb & Johnson Subdivision, as of record in Book 57, Page 131, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 50 feet on the northerly side of Academy Place, or Calvin Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to H. G. Crawford and wife, Lola May Crawford by deed from W. W. Crandall and wife, Charlotte Lewis Crandall of record in Book 877, Page 132, said Register's Office. The said H. G. Crawford has since died predeceased by his wife, Lola May Crawford and leaving as his only heir at law, his daughter, Ruby Helen Crawford Fluty, unmarried.

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

This is improved property, known as: 1413 Calvin Avenue, Nashville, TN.

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 27th day of November, 1984

Ruby Helen Crawford Fluty
RUBY HELEN CRAWFORD FLUTY

248 11/28 34.50- CHECK

I 66068

IDENTIF. REFERENCE

NOV 28 8 43 AM '84

REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6404 PAGE 227

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ruby Helen Crawford Fluty, unmarried, the bargainor(s), 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 Nashville, ~~Tennessee~~, this 27th day of November, 1984.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-17-88

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $30,000.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 27 DAY OF NOVEMBER, 1984.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
7-17-88

This instrument was prepared by:

Rick M. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211

(615) 832-0138

BK.

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6434 PAGE 228

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

30000.00- CAMT.
78.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 84.50-
0248A11/28/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

166068

IDENTIF. REFERENCE

Nov 28 8 43 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0088205