B0413

BOOK 6474 PAGE 368

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF January, 19 85.

Notary Public

MY COMMISSION EXPIRES: 6-18-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Larry L. Westbrook, Attorney P. O. Box 150349 Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elma B. Wells (NAME)	S A M E (NAME)	72-9 #261
931 Fairwin Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	15DA-3015
Nashville, TN 37216 (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, I, Martha Parsons Cofer, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elma B. Wells

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:

Land in Davidson County, Tennessee, being Lot No. 23 on the Map of Eskridge Subdivision of part of the W. B. Franklin Property, as of record in Book 547, page 52, Register's Office for said County.

Said Lot No. 23 fronts 60 feet on the northerly side of Fairwin Avenue, and runs back between parallel lines 173 feet to a dead line.

Being the same property conveyed to Martha Parsons Cofer by Will of Gaynelle Parsons, Deceased, of record in Book 4672, page 713, Register's Office for Davidson County, Tennessee.

I. 7. 6. 7. 3. 4.

IDENTIF. REFERENCE

JAN 15 12 11 PM '85

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TN

CHECK ONE: This is improved (X) unimproved ( ) property, known as 931 Fairwin Avenue (House Number) (Street) Nashville, Tennessee 37216 (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 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 my hand this 12 day of December, 19 84

Martha Parsons Cofer

Notary Public, State of Florida
My Commission Expires July 13, 1987
Bonded Thru Troy Fain-Insurance, Inc.

3499 01/15 118.30-

FLORIDA
STATE OF ~~TENNESSEE~~
~~Davidson~~ County DADE

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martha Parsons Cofer

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 North Miami Beach, Florida, ~~Tennessee~~, this 12th day of December 19 84.

Commission expires July 13, 1987

Notary Public

~~STATE OF TENNESSEE~~
~~Davidson County~~

~~Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ (his oath) (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) 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

Martha Parsons Cofer, a widow

TO

Elma B. Wells

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

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

RECEIVED OF _____

FOR _____ BOOK 6474 PAGE 370

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
			43000.00- CAMT.	
			116.80 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	116.30-
3499A01/15/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I. 7. 6. 7. 3. 4.

IDENTIF. REFERENCE

JAN 15 12 11 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 101121