60430

BOOK 6482 PAGE 260

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 13000.00

Subscribed and sworn to before me, this the 23 day of January 19 85

My commission expires: January 19, 1986 (Affix Seal)

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY SOUTHEAST TITLE of Tennessee, Inc. Realtors Building, 306 Gay Street, Suite 203, Nashville, Tennessee 37201	
ADDRESS OF NEW OWNER: Chris - More, Inc. P.O. Box 16746 STREET ADDRESS Memphis, TN 38186-0746 CITY STATE ZIP	SEND TAX BILLS TO: Same STREET ADDRESS CITY STATE ZIP
MAP & PARCEL NO. 92-12 237	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Dwain Mitchell and Olan B. Mitchell

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Chris - More, Inc.

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being the northerly 30 feet of Lot Nos. 197 & 198 on the Plan of the Boyd Home Tract, as of record in Book 21, page 39, Register's Office for said County.

Said part of Lot Nos. 197 & 198 fronts 30 feet on the westerly side of 17th Avenue North and runs back between parallel lines, with the southerly margin of State Street 100 feet to the easterly line of Lot No. 196.

Being the same property conveyed to Dwain Mitchell and Olan B. Mitchell by deed recorded in Book 6060 at page 431, Register's Office for Davidson County, Tennessee. This conveyance is subject to taxes for the year 1985 and subsequent years, easements and restrictive covenants of record.

1:7.9.5:2'8"

T. IDENTIF. REFERENCE

JAN 28 10 17 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CHECK

01/28 40.30-

5814

THIS IS _____ IMPROVED PROPERTY KNOWN AS 213 - 17th Avenue North, Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular 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 23 day of January, 1985

Dwain Mitchell

Olan B. Mitchell

State of Tennessee
County of Davidson

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On this 23 day of January, 19 85, before me personally appeared Dwain Mitchell and Olan B. Mitchell to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

January 19, 1986

Notary Public
Brent A. Campbell

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
Realtors Building
306 Gay Street Suite 203
Nashville, Tennessee 37201

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

RECEIVED OF _____

FOR _____ BOOK 6482 PAGE 262

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

13000.00- CAMT.
33.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 40.30-
6814A01/28/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 9 5 2 8

IDENTIF. REFERENCE

JAN 28 10 17 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 104346