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JDP

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary C. Wainwright	SAME	Map 81-15
(NAME)	(NAME)	Parcel 51
1827 Knowles		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37208		
(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, First American National Bank, Executor under the Will of Wadsworth W. Espey, deceased, with power of sale,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary C. Wainwright

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 lying in Davidson County, Tennessee, being Lot No. 100 on the Map of S. A. Champion's Subdivision of certain lots in the Harding Plan, as of record in Book 161, page 132, Register's Office for Davidson County, Tennessee.

Said Lot No. 100 fronts 50 feet on the westerly side of 22nd Avenue North, formerly Champion Avenue, and runs back between parallel lines 150 feet to an alley.

Being part of the same property conveyed to W. W. Espey and wife, Mable Espey, by deed from Alice McMahon, Trustee, of record in Book 1371, page 121, Register's Office for Davidson County, Tennessee, and re-recorded in Book 6521, page 398, said Register's Office; and being the same property vested in the Estate of Wadsworth W. Espey, under the Will of Wadsworth W. Espey, deceased, of record in Will Book 148, page 699, Probate Court for Davidson County, Tennessee, the said Mable Espey having predeceased Wadsworth W. Espey.

The above property is conveyed subject to 1985 Metropolitan Government taxes.

FILED FOR RECORD AND RECORDED IN REGISTER'S OFFICE DAVIDSON COUNTY, TN
APR 9 11 27 AM '85

IDENTIF. REFERENCE

I.9.5.2.4.7

unimproved ( )
This is improved (X) property, known as 1513 22nd Avenue North, Nashville, Tennessee 37208
(House Number) (Street) (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 successors, assigns 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 its hand this 8th day of April, 19 85

FIRST AMERICAN NATIONAL BANK, Executor of the Estate of Wadsworth W. Espey, deceased

BY: Emmett Russell

Emmett Russell, III, Assistant Vice President

Form 3

04/53 93.20 CHECK

5371

STATE OF _____)

COUNTY OF _____)

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____, the bargainor _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this ____ day of _____, 19__.

Commission Expires: _____

_____
Notary Public

STATE OF _____)

COUNTY OF _____)

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 (his oath, their several oaths) acknowledged (himself, 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 purpose 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 ____ day of _____, 19__.

My Commission Expires: _____

_____
Notary Public

WARRANTY DEED

FROM The Estate of Wadsworth W. Espey

TO Mary C. Wainwright

RETURN TO: **Dearborn & Ewing**
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 34,500.00

Mary C. Wainwright

Subscribed and sworn to before me this 8 day of April, 19 85

My Commission Expires: 7/2/85

Carol R. Rivers
Notary Public

CAROL R. RIVERS NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Emmett Russell, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Assistant Vice President of First American National Bank, a corporation, Executor under the Will of Wadsworth W. Espey, deceased, the within named bargainor, and that he as such Assistant Vice President of First American National Bank, a corporation, executed the foregoing instrument for the purpose therein contained, by signing the name of First American National Bank, Executor under the Will of Wadsworth W. Espey, deceased, by himself as Asssistant Vice President.

Witness my hand and official seal at office at Nashville, Tennessee, on this 8th day of April, 1985.

Carol R. Rivers
Notary Public

CAROL R. RIVERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/2/85

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6529 PAGE 545

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

345[illegible].00- CAMT.
65.70 CSTAX
.50 PRFEE
9.00 WDETD
CHECK 99.20-
6371A04/09/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1952.47

T IDENTIF. REFERENCE

APR 9 11 27 AM '85

[illegible] REGISTER
DAVIDSON COUNTY, TN

No. 123358