TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:
Frances Faye Parker etal
(NAME)
2201-B Hermosa Street
(STREET ADDRESS OR ROUTE NUMBER)
Nashville, Tennessee 37208
(CITY) (P. O. ZONE) (STATE)

SEND TAX BILLS TO:
(NAME)
SAME
(STREET ADDRESS)
(CITY) (ZONE) (STATE)

MAP-PARCEL NUMBERS:
92-7-30
11W 4620

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For and in consideration of the sum of
Two Thousand Eight Hundred ($2,800.00) and 00/100 DOLLARS
cash in hand paid by Frances Faye Parker and Clinton E. Parker, brother and sister of the same parents,
hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Ambrose W. J. Clay, Widower, and Canary Clay, McCord Hogan a married person,

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said 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. 8 on the Plat of John Langham's Lots in Northwest, Nashville, as of record in Book 57, page 91, Register's Office for said County.

SAID Lot No. 8 fronts 50 feet on the southerly side of Hermosa Street and runs back between parallel lines 160 feet to an alley.

BEING the same property conveyed to Eva R. Garfinkle by deed from Charles S. Huddleston and wife, Janice Faye Huddleston, of record in Book 5854, page 580, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Canary C. McCord and Ambrose W. J. Clay, of record in book 5857 page 383, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and right of way for public utilities applicable to this property, and taxes if any for the current year which have been assumed by the Grantees herein if applicable. *The husband of Canary Hogan, Charles Hogan has joined in this conveyance to effect a perfect title. This conveyance is subject to Note of record in BK 5857 p.383 RODC,TN.

This is unimproved (X) improved ( ) property, known as 2201-B Hermosa Street, Nashville, Tennessee 37208
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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 10th day of April 1985.

Canary C. McCord-Hogan
Frances F. Parker
Clinton E. Parker
Ambrose W J Clay
Charles Hogan

STATE OF TENNESSEE
DAVIDSON COUNTY

*THIS INSTRUMENT WAS PREPARED BY AMBROSE W. J. CLAY, P.O. BOX 22642, Nashville, TN 37202

Personally appeared before me, Undersigned, a Notary Public in and for said County and State, the within named Ambrose W. J. Clay, Canary C. McCord Hogan, Charles Hogan, Frances Faye Parker and Clinton E. Parker
the bargainors, with whom I am personally acquainted, and who acknowledged that They executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee,

This 9th day of April 1985.

Commission expires My Commission Expires Jan. 19, 1988 Notary Public

TENNESSEE TITLE COMPANY

Warranty Deed

FROM

CANARY C. McCORD HOGAN, etal

To

FAYE FRANCES PARKER, et al

REGISTER STAMP BELOW

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
1004

7077 04/11/85- CHECK

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IDENTIF. REFERENCE

APR 11 10 19 AM '85

FELIX E. ROBERTSON REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF April 1985.

L. Chandler
Deputy Register

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

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

2800.00- CAMT.
7.28 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 13.78-
7077A04/11/85 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

1 9 5 8 1 6

T
IDENTIF. REFERENCE

APR 11 10 13 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

**No.** 124036