# 3833 File Box 38

## WARRANTY DEED

*THIS INSTRUMENT PREPARED BY* BOOK 6579 PG 505

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, TN 37207

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| FRANK C. MAY (NAME) | FIRST TENNESSEE BANK (NAME) | Map 104-9 |
| 3523 Richland Avenue (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 474 (STREET ADDRESS) | Parcel 151 |
| Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP) | Memphis, Tennessee 38101 (CITY) (STATE) (ZIP) | FB# 26W-2395 |

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, HERITAGE PROPERTIES, INC., a Tennessee corporation,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRANK C. MAY and wife, DIANE C. MAY

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 the westerly one-half of Lot No. 58 on the Plan of Block 3, Division "A", Richland Realty Company's Subdivision, of record in Plat Book 161, page 151, Register's Office for said County.

Said part of said Lot No. 58 fronts 50 feet on the southerly side of Richland Avenue and runs back between lines 200 feet to a dead line in the rear on which it measures 56 feet.

Being the same property conveyed to Heritage Properties, Inc., a Tennessee corporation, by deed from Sarah L. Nichols, single, of record in Book 6365, page 989, said Register's Office.

This conveyance is made subject to: (1) 1985 Taxes, which have been prorated and assumed by the Grantee(s); and (2) All matters appearing on the Plan of record in Plat Book 161, page 151, said Register's Office.

J 1 2 2 2 9

IDENTIF. REFERENCE

JUN 12 8 55 AM '85

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 3523 Richland Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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 successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 7th day of June, 19 85.

HERITAGE PROPERTIES, INC.

By: CONNIE CIGARRAN, PRESIDENT

Connie Cigarran

BY: Carol C. Elam
CAROL C. ELAM, VICE-PRESIDENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6579 PAGE 508

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HERITAGE PROPERTIES, INC. the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Brentwood, Tennessee~~, this 7th day of June, 1985.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Connie Cigarran and Connie C. Elam with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged them self to be President & Vice-President of the Heritage Properties, Inc., the within named bargainor, a corporation, and that as such President & Vice-President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Connie Cigarran and Carol C. Elam as such President & Vice-President.

Witness my hand and official seal, at Nashville, Davidson County, Tennessee this 7th day of June, 1985.

_____ Notary Public

Commission expires 1/10/89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

_____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF June, 1985.

MY COMMISSION EXPIRES 1/10/89 (AFFIX SEAL) _____ Notary Public

7321 **WARRANTY DEED**

FROM
HERITAGE PROPERTIES, INC.

TO
FRANK C. MAY and wife, DIANE C. MAY

PLEASE RETURN TO:
**First Title & Escrow Company, Inc.**
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

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

RECEIVED OF _____

FOR _____

BOOK 6579 PAGE 507

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

170000.00- CAMT.
442.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 448.50-
7221406/12/85 BAL .00

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

J 1 2 2 2 9

IDENTIF. REFERENCE

JUN 12 8 55 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 143666