BK 7

15967

BOOK 6585 PAGE 382

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$60,000.00 Kathleen Sullivan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF June 19 85

Notary Public

MY COMMISSION EXPIRES 4/12/87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, ATTORNEYS, 212 Third Avenue, North, Nashville, Tennessee - 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
KATHLEEN L. SULLIVAN (NAME)	Atlantic Coast Mortgage Company (NAME)	MAP 91-15
4910 Elkins Avenue (STREET ADDRESS OR ROUTE NUMBER)	3819 South George Mason Drive (STREET ADDRESS)	PAR 276
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	Baileys Crossroads, VA. 22041 (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, MATTIE ISABEL FUQUA, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KATHLEEN L. SULLIVAN and father LAWRENCE R. SULLIVAN

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 part of a block of land in West Nashville, as shown on the Plan of the Charlotte Park Company's First Addition as of record in Book 57, page 103, Register's Office for Davidson County, Tennessee, described as follows:
BEGINNING at the northeast acorner of Elkins, formerly Second Avenue and 50th Avenue, North, formerly 9th Street, as now established; thence with the northerly margin of Elkins Avenue, eastwardly 90 feet to the southwest corner of the property conveyed to W. Roy Smith and wife, by deed from Charles F. Lovell, of record in Book 446, pae 207, Register's Office for Davidson County, Tennessee; thence with said Smith's westerly line, northwardly 150 feet to the southerly margin of an alley; thence with said alley westwardly 90 feet to the easterly margin of 50th Avenue, North, thence with said Avenue southwardly 150 feet to the beginning.

BEING the same property conveyed to Mattie Isabel Fuqua, by Quitclaim Deed of record in Book 4465, page 486, Register's OFfice for Davidson County, Tennessee.

4910 Elkins Avenue, Nashville, TN 37209

unimproved ( )
This is improved ( ) property, known as
(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 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 his hand this 14th day of June, 19 85

Mattie Isabel Fuqua

MATTIE ISABEL FUQUA

STATE OF TENNESSEE
Davidson County

BOOK 6586 PAGE 383

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~MATTIE ISABEL FUQUA, Unmarried~~

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 ~~Nashville~~, Tennessee, this ~~14th~~ day of June 19~~85~~

Commission expires 1/14/87

Notary Public

STATE OF TENNESSEE
Davidson County

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 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

~~MATTIE ISABEL FUQUA~~

TO

KATHLEEN L. SULLIVAN

LAWRENCE R. SULLIVAN

JUN 19 | 87 PM '85

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

J1:43:85

IDENTIFICATION REFERENCE

PREPARED BY:

SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201

Phone: 259-3666

3675

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6586 PAGE 384

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

60000.00- CAMT.
156.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 162.50-
9875A06/19/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J. I. 4.3 8 5.

IDENTIF. REFERENCE

JUN 19 1 59 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 146268