Mail

prepared by Ted A. Burkhalter, Atty
110 29th Ave N, Nashville, TN

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James A. Clum et ux	same as owner	094-1
NAME: 115 16th Avenue South	NAME:	461
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37203	(STREET ADDRESS)	
(CITY) (P.O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of.....Thirty Five Thousand and no/100 ($35,000.00).....

.....*Dollars,*

BOOK 6593 PAGE 65

Michael W. Skelton has

.....

this day bargained and sold, and do hereby transfer and convey unto the said....James A. Clum and wife Robin Gen't Clum,d/b/a J & G Properties, their

.....(successors), *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

LAND in Davidson County, Tennessee, being Lot no. 64 on the Plan of Shelby Village No. 2 of record in Book 1835, page 48, as corrected in Book 2032, page 191, and amended in Book 2040, page 493, all in said Register's Office.

SAID Lot no. 64 fronts 65.0 feet on the southeasterly margin of Electric Avenue and extends back 112.7 feet on the northeasterly line and 115.3 feet on the southwesterly line to a dead line in the rear, measuring 65.0 feet thereon.

BEING the same property conveyed to Michael W. Skelton by deed from S & S Properties, a partnership composed on Phil Speer and Michael Skelton of record in Book 6509, page 151, in the Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 35,000.00

Subscribed and sworn to before me, this the 22nd day of June, 1985

Affiant Ted A. Burkhalter

My commission expires July 18, 1987 (Affix Seal)

Notary Public Kathleen V. Lowery

NOTARY PUBLIC AT LARGE TENNESSEE

unimproved( )
This is improved (X) property, known as 1500 Electric Avenue, Nashville, Tennessee
(House Number) (Street) (P.O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Michael W. Skelton,

(the wife of Michael Skelton joins in this conveyance for the express purpose of quitclaiming any interest she may have in the property to the Grantees by virtue of her marriage to Michael Skelton) his (successors), *heirs and assigns forever,* ..... *covenant that* he *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

He *further covenant and bind* his *heirs and representatives, to warrant and forever defend the title to said real estate to said* James A. Clum and wife Robin Gen't Clum, their (successors), *heirs and assigns, against the lawful claims of all persons.*

Witness our hands *this* 22nd *day of* June *19* 85

x Michael W. Skelton
MICHAEL W. SKELTON

x Joy Skelton
JOY SKELTON

3570

BOOK 6593 PAGE 66

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personallly appeared before me Mary L Hale, a Notary Public in and for said County and State Michael W Skelton and Jay Skelton, the within named bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26 day of June 19 87

Mary L Hale
Notary Public

Commission expires April 19, 1987

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ... a Notary Public of the State and County aforesaid, personally appeared ..... with whom I am personally acquainted, and who, upon oath, acknowledged ..... self to be ..... of the ....., the within named bargainor, a corporation, and that ..... he as such ..... being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by ..... self as .....

Witness my hand and seal, at office in ..... this ..... day of ..... 19 .....

..... Notary Public

Commission expires .....

WARRANTY DEED

FROM

Michael W. Skelton

TO

James A. Clum and wife,

Robin Gen't Clum d/b/a
J & G Properties

1500 Electric Avenue
Nashville, Tennessee

Ted A. Burkhalter
Attorney At Law

Suite 303 Centennial Plaza
Twenty-Ninth Avenue North
Nashville, Tennessee 37203
(615) 329-3091

IDENTIFICATION REFERENCE

JUN 27 2 19 PM '87

DAVIDSON COUNTY, TN
REGISTER OF DEEDS

$ 5.45

J 1 6 5 4

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6593 PAGE 67

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

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

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			35000.00- CAMT.	
			91.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	97.50-
2570A06/27/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J. I. 6. 5. 4. 6.

IDENTIF. REFERENCE

JUN 27 2 16 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 148892