BOOK 40

BOOK 6615 PAGE 739

THIS INSTRUMENT PREPARED BY:
BONE & AMONETTE
A Professional Law Corporation
116 North Main Street
Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Edna R. Mansfield 236 Robinwood Avenue, Apt. #B Madison, TN 37115	Same	Field Book 11D-77060 Map-Parcel 52-1-188

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, RUBY CALDWELL, an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto EDNA R. MANSFIELD, an unmarried person, hereinafter called the Grantee, her 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, Tennesee, being the easterly 50 feet of the northerly part of Block "H" on the Revised Plan of Power & Roth's Madison Park Subdivision, as of record in Book 843, page 7, Register's Office, Davidson County, Tennessee.
>
> Said part of said Block "H" fronts 50 feet on the south side of Robinwood Avenue and runs back between parallel lines 213.5 feet along the west margin of Gallavista Avenue to a dead line in the rear.
>
> Being the property conveyed to C.G. Caldwell and wife, Ruby Caldwell, by deed of record in Deed Book 3997, page 26, Register's Office, Davidson County, Tennessee. The said C.G. Caldwell became deceased on November 24, 1966 in Davidson County, Tennessee.
>
> This is improved property, known as: 234 and 236 Robinwood Avenue
> Madison, Tennessee 37115
>
> This conveyance is subject to any unrecorded lease agreements.

This conveyance is subject to all visible easements, restrictions of record, if any, and the 1985 taxes which shall be prorated between the parties and payment assumed by the Grantee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand on this the 26TH day of July, 1985.

Ruby Caldwell by Ray F. Caldwell P.O.A.
RUBY CALDWELL by Ray F. Caldwell, Attorney-in-Fact
(See Power of Attorney recorded in the Register's Office, Davidson County, Tennessee, in Book 6614, page 472)

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, RAY CALDWELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of RUBY CALDWELL, and who acknowledged that he executed the same as the free act and deed of the said RUBY CALDWELL.

WITNESS my hand and official seal at Nashville, Tennessee, this the 26TH day of July, 1985.

Ann H. Byars
NOTARY PUBLIC

(SEAL)

My commission expires:
1-14-88

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is FIFTY FOUR THOUSAND FIVE HUNDRED ($54,500.00) DOLLARS.

Edna R. Mansfield
AFFIANT

Subscribed and sworn to before me this the 26TH day of July, 1985.

Ann H. Byars
NOTARY PUBLIC

(SEAL)

My commission expires:
1-14-88

12:39 6:4:
T
IDENTIF. REFERENCE
JUL 26 1 01 PM '85
CLIK A. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

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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
			54500.00- CONT.	
			1410.70 CSTAX	
		VD	1410.70- CSTAX	
			141.70 CSTAX	
			.50 PRFEE	
			6.00 MISC	
			CHECK	147.20-
			1790A07/26/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 3 9 6 4

T
IDENTIF. REFERENCE

JUL 26 1 01 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 157896