file 45

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Alphonso Thomas Semmes, Jr. (NAME)	Alphonso Thomas Semmes, Jr. (NAME)	181-9-95
1035 Draughon Avenue (STREET ADDRESS OR ROUTE NUMBER)	1035 Draughon Avenue (STREET ADDRESS)	16DA-6510
Nashville, TN 37204 (CITY) (STATE) (ZIP CODE)	Nashville, TN 37204 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 5624 PAGE 237

For and in consideration of the sum of Ten ($10.00) DOLLARS cash in hand paid and other good and valuable consideration paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, we, Martha Semmes Hodges and husband, Ray Hodges,

have bargained and sold, and by these presents do transfer and convey unto the said Alphonso Thomas Semmes, Jr.

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 and the easterly 25 feet of Lot No. 2 on the Plan of Section 1, Oriental Golf Club Subdivision, as of record in Book 1424, page 10, Register's Office for said County.

Said Lot No. 3 and part of lot No. 2 front together 100 feet on the southerly side of Draughon Avenue and run back 180.7 feet on the easterly line and 178.1 feet on the westerly line to a dead line, measuring 100 feet thereon.

Said property was devised to Alphonso Thomas Semmes, Jr., Martha Semmes Hodges, Raphel Thomas Semmes, Patricia Semmes Cook and Katherine Semmes Hall, by will of Esther Cox Semmes, decease of record in Will Book 123, page 237, County Court of Davidson County, Tennessee. The purpos of this deed and similar deeds from the other heirs of Esther Cox Semmes, deceased, is to create fee simple title to the property hereinabove described in Alphonso Thomas Semmes, Jr.

2.6.5 6 8

IDENTIFICATION REFERENCE

AUG 7 9 18 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 1035 Draughon Avenue (House Number) (Street)

Nashville (City or Town) 37204 (Zip Code)
(P. O. Address)

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 12th day of June, 1985.

X Martha Semmes Hodges
Martha Semmes Hodges

X Ray Hodges
Ray Hodges

BOOK 3624 PAGE 238

STATE OF ~~TENNESSEE~~ California
COUNTY OF Ventura

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martha Semmes Hodges and husband, Ray Hodges

the bargainor S, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Thousand Oaks, Ca, this 12th day of June, 1985.

My commission expires Oct. 7, 1985 Notary Public

OFFICIAL SEAL
SHARON RICHWINE
NOTARY PUBLIC - CALIFORNIA
VENTURA COUNTY
My comm. expires OCT 7, 1985

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be the and respectively of , the within named bargainor, a corporation, and that as such and , executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as and attesting the same by the said as .

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

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 17,249.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Bobbie S. Kuykendall

Sworn to and subscribed before me
this 5th day of August, 1985.

My commission expires July 17, 1988 Notary Public

VIRGINIA FARLEY NOTARY PUBLIC STATE OF TENNESSEE LARGE

This instrument was prepared by:

Robert P. Ziegler, Attorney, 1200 Third National Bank Bldg., Nashville, Tennessee 37219

(615) 256-2642 Name Address

3857

WARRANTY DEED

FROM

Martha Semmes Hodges and husband, Ray Hodges

TO

Alphonso Thomas Semmes, Jr.

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6624 PAGE 239

FOR _____

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
			17249.00- CA'1T.	
			44.72 CSTAX	
			.50 PRFE'	
			6.00 WDE'D	
			CHECK	51.22-
4988A08/07/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26568

IDENTIFI REFERENCE

Aug 7 9 13 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 161001