249144 Tele Book #35

This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
4304 Investment Group	Same	
(NAME)	(NAME)	
4304 Charlotte Avenue		MAP 91-16
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		PARCEL 154
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BOOK 6624 PAGE 334

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- $10.00 ---------- *Dollars,*

Cash in hand paid by 4304 Investment Group and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

Beverly Ann Stark, and Thomas L. Stark, wife and husband

have this day bargained and sold, and do hereby transfer and convey unto the said 4304 Investment Group

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lots Nos. 209, 211 and 213, of Block No. 18, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County.

Said Lots Nos. 209, 211 and 213 front together 75 feet on the northerly side of Charlotte Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Beverly Ann Stark, by deed from C. F. Taylor and wife, Ida Taylor of record in Book 4528, page 121, Register's Office of Davidson County, Tennessee.

Thomas L. Stark, husband of Beverly Ann Stark, joins in the execution of this instrument for the purpose of conveying any marital interest he might have in the above described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 135,000.00

Subscribed and sworn to before me this the 1st *day of* August *19* 85

Affiant

My commission expires: 5-20-87 *(Affix Seal)*

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

unimproved ( )
This is improved (X) property, known as 4304 Charlotte Avenue, Nashville, Tennessee
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 1st *day of* August *19* 85 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Beverly Ann Stark
Beverly Ann Stark

Thomas L. Stark
Thomas L. Stark

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6624 PAGE 335

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Beverly Ann Stark and, Thomas L. Stark, wife and husband

*the within named 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 Nashville, *Tennessee, this* 1st *day of* August, *19* 85.

Judy A. Dobbs
Notary Public

Commission expires 5-20-87

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 (or proved to me on the basis of satisfactory evidence), 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

Beverly Ann Stark

TO

4304 Investment Group

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
AUG 7 10 38 AM '85

IDENTIFICATION REFERENCE

2.6.5 9.8

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____ BOOK 5624 PAGE 336

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

1350[illegible].00- CONST.
351.00 COSTAX
.50 PRFEE
6.00 WDEED
CHECK 357.50→
5044A08/07/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2.65 9.8

IDENTIFI REFERENCE

AUG 7 10 38 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 161057