16583

6047

BOOK 6682 PAGE 231 FORM NO. WD-1

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th DAY OF September, 19 85

Notary Public

MY COMMISSION EXPIRES 4/19/87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

SATURN & MAZER, ATTORNEYS 212 Third Avenue, North, Nashville, Tn 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howell Bartee (NAME)	SAME (NAME)	Map 103-12
249 Cherokee Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 5
Nashville, TN. 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	26W-04575

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, HOWELL BARTEE and ELAINE G. MASTO d/b/a MASTO-BARTEE COMPANY, A Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HOWELL BARTEE, SINGLE

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 Lot No. 38 and the southerly 20 feet of Lot No. 39 of Block "L" on the map of Cherokee Park, Section No. 3, as of record in Book 843, pages 2 and 3, Register's Office for Davidson County, Tennessee.
SAID Lot No. 38 and parta of Lot No. 39 front together 80 feet on the easterly side of Cherokee Road and run back between lines 135.08 feet (146.81 feet by deed) on the southerly line and 150 feet, more or less, on the northerly line, to a dead line, measuring 80.03 feet, more or less, thereon.

BEING the same property conveyed to Howell Bartee and Elaine G.Masto d/b/a Masto-Bartee Company, a Partnership , by deed from E. S. Frazier, Jr. and Joyce C. Frazier, of record in Book 5837, page 828, Register's Office for Davidson County, Tennessee.

44480

IDENTIFICATION REFERENCE

Oct 15 12 44 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 249 Cherokee Road, Nashville, TN 37205
(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 forever defend the title to the said land to the said GRANTEES, their heirs, against the lawful claims of all persons whomsoever. Wherever used herein, the plural shall include the singular, the singular the plural, and the use of any gender shall be applicable to all genders.

Witness our hands this 10th day of September, 19 85

MASTO-BARTEE COMPANY, A Partnership

By: Howell Bartee, Partner

By: Elaine G. Masto, Partner

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

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 _____, Tennessee, this _____ day of _____ 19____

Commission expires _____ _____
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

TO

PREPARED BY:

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

Phone: 259-3666

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Howell Bartee and Elaine G.. Masto with whom I am personally acquainted and who upon oath acknowledged themselves to be the General Partners of Masto-Bartee Company the within named bargainor and that THEY as such Partners being authorized so to do executed the foregoing instrument for the purposes therein contained by signing the name of the Partnership by the said Howell Bartee and Elaine G. Masto as such Partners.

ALEX L. SATURN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Witness my hand and official seal at office at Nashville, Tennessee on this the 10TH day of September, 1985.

My commission expires 4/19/87 _____
Notary Public