B5412

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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 107,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF September 19 85.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Joseph L. Lackey, Jr., 12th Fl., First American Center, Nashville, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charter Development Co.	Same	118-4
4403 Kentucky Ave. (NAME) P.O. Box 90970	(NAME)	58-59
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37209	(STREET ADDRESS)	60
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, W. Raymond Lyell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charter Development Company

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:

Tract 1: Land in Davidson County, Tennessee, being Lots Nos. 43 and 44 in W. F. Lavender's Re-Subdivision of Lots Nos. 43, 44, 45, 46 and 47 in Corinne Place, as of record in Book 547, page 42, Register's Office for said County. SAID Lot No. 43 fronts 50 feet on the east side of Utopia Street or Avenue and runs back between parallel lines 165 feet to an alley. SAID Lot No. 44 fronts 81.6 feet on the easterly side of Utopia Street or Avenue and runs back on the north line 165 feet and on the south line 169.7 feet to an alley.
Tract 2: Being Lots Nos. 45, 46, and 47 on the plan of W. F.Lavender's Re-Subdivision of Lots Nos. 43, 44, 45, 46, and 47, Corinne Place, as of record in Book 547, page 42, in the Register's Office of Davidson County, Tennessee. SAID Lot No. 45 fronts 60 feet on the easterly side of Utopia Avenue and runs back 169.7 feet to an alley and measures 55 feet thereon. SAID Lots Nos. 46 and 47 front 60 feet on the easterly side of Utopia Avenue and runs back between parallel lines 169.7 feet to an alley, said Lot No. 47 running back with the northerly margin of Westwood Avenue.

Being the same property conveyed to W. Raymond Lyell by deed from Phillip Saindon, Trustee as of record in Book 5850, page 27, Register's Office for Davidson County, Tennessee.

unimproved (X)
This is improved ( ) property, known as Utopia Street, Nashville, Tennessee
(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 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. Wherever 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 my hand this 20th day of September, 19 85

W. Raymond Lyell

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. Raymond Lyell

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th day of September 19 85

Commission expires 3-8-89

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

45012

. WARRANTY DEED

FROM

W. Raymond Lyell

IDENTIFICATION REFERENCE

TO

Charter Development Co.

OCT 16 4 06 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

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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

10780 .00- CAPIT.
270.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 234.70-
7164A10/16/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45012

IDENTIFICATION REFERENCE

Oct 16 4 06 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 182629