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2114

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,001.58

J. C. Howard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF November 19 85

Notary Public

MY COMMISSION EXPIRES: 10/24/88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, 218 Third Avenue, North, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. C. Howard (NAME)	SAME (NAME)	91-15-257
P.O. Box 158095 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	12W-3605
Nashville, Tn. 37215 (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~~ I, KATHERINE L. DUFFY, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. C. HOWARD

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 the southerly 68 feet of Lot No. 709 and the southerly 68 feet of the westerly 8 feet of Lot No. 707 of Block No. 89, Plan No. 1, West Nashville, as of record in Book 57, pages 74 & 75, Register's Office for said County.

Said parts of Lots Nos. 709 and 707 front together 33 feet on the northerly side of Charlotte Avenue and runs back between parallel lines 68 feet to the center of a party wall.

Being the same property conveyed to J. S. Duffy and wife, Katherine L. Duffy by deed from Milton Komisar, Trustee, of record in Book 6002, page 857, said Register's Office. The said J. S. Duffy having since died, the property is now vested in Katherine L. Duffy as the surviving tenant by the entirety.

This conveyance is made subject to a Vendor's Lien retained in the Installment Deed from Milton Komisar, Trustee, to J.S. Duffy and wife Katherine L. Duffy as of record in Book 6002, page 857, said Register's Office.

This is improved (X) unimproved ( ) property, known as 4806-4808 Charlotte Avenue, Nashville, Tn.
(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 22 day of November, 19 85

Katherine L Duffy
Katherine L. Duffy

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 Katherine L. Duffy, unmarried

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

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of November, 19 85.

Commission Expires 10/24/88

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

Commission Expires _____

_____ Notary Public

WARRANTY DEED

FROM

Katherine L. Duffy

TO

J. C. Howard

5 5 8 7 8

IDENTIFICATION REFERENCE

Nov 25 3 35 PM '85

FELIX Z. WILSON IT REGISTER
DAVIDSON COUNTY, TN

RUSH

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
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

300[illegible].5A- PAID
78.00 CSTAX
.50 PREP
6.00 WDST
CHECK 84.50-
0112A11/25/85- BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

55878

IDENTIFICATION REFERENCE

NOV 25 3 35 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 195244

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