THIS INSTRUMENT PREPARED BY:
STEWART & BLACK
223 MADISON STREET
SUITE 108
MADISON, TENNESSEE 37115

Mail

BOOK 6721 PAGE 377

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
NANCY JEAN DALTON (NAME)	SAME (NAME)	MAP 119-1 PARCEL 245 PARCEL 248
RT. #5, BOX 315A (STREET ADDRESS OR ROUTE NUMBER)	SAME (STREET ADDRESS)	6DA-05920 6DA-05905
ASHLAND CITY, TN 37015 (CITY) (P. O. ZONE) (STATE)	SAME (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable considerations, receipt of which are hereby acknowledged, I

CHARLES E. FERRELL ET UX , JUNE ELAINE FERRELL herein after referred to as Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said NANCY JEAN DALTON hereinafter referred to as Grantee, her *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being two (2) parcels of land located in Davidson County, Tennessee, described as follows, to-wit:

PARCEL 1:

Land in Davidson County, Tennessee, being Lot No. 178 on the Plan of Overhill City and W.H. Fox Subdivision of part of Cumberland Nurseries as of record in Book 332, page 21, Register's Office for said County.

Said Lot No. 178 fronts 50 feet on the westerly side of Foster Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Charles E. Ferrell by deed from Dale E. Marsh and Darlene T. Marsh of record in Book 6629, page 341, said Register's Office.

(CONTINUED)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 128,000.00

Subscribed and sworn to before me, this the 27th day of November 19 85.

Affiant

My commission expires: 7-17-88 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 2201 & 2207 FOSTER AVENUE, NASHVILLE, TN
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, her *(successors), heirs and assigns forever* my *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee, her *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 27th *day of* November 19 85 *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

CHARLES E. FERRELL

JUNE ELAINE FERRELL

1964

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES E. FERRELL ET UX, JUNE ELAINE FERRELL

the within named bargainor, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Madison, Tennessee, this 27th day of November, 19 85.

Ann L. Black
Notary Public

Commission expires 7-17-88

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, 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

IDENTIFICATION REFERENCE 5628

DEC 2 9 50 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CONTINUATION:

PARCEL 2:

Beginning at an iron pin in the westerly right-of-way of Foster Avenue, said iron pin described as being 25.50 feet from the center line of said Avenue; and further described as being 165.50 feet from the right-of-way of Glenrose Avenue; thence leaving the westerly right-of-way of Foster Avenue, North 88° 16' West a distance of 150.00 feet to an iron pin in the easterly right-of-way of an alley; thence with the easterly right-of-way of the alley North 2° 30' East a distance of 100.00 feet to an iron pin; thence North 2° 25' East a distance of 48.7 feet to a point in the southerly right-of-way of Glenrose Avenue; thence leaving the alley and with the southerly right- of-way of Glenrose Avenue South 89° 21' East a distance of 130.00 feet to a point in the southerly right-of-way of Glenrose Avenue; thence in a southeasterly direction along a curve having a radius of 20 feet, 32.1 feet to a point on the westerly right-of-way of Foster Avenue; thence along the westerly right-of-way of Foster Avenue South 2° 31' West a distance of 131.5 feet to the point of beginning, being a lot situated in the County of Davidson, State of Tennessee.

Being the same property conveyed to Charles E. Ferrell by deed from South Central Oil Company of record in Book 5728, page 642, said Register's Office.

WARRANTY DEED

FROM

TO

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106, Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6721 PAGE 379

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

128000.00- CAMT.
332.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 339.30-
1384A12/02/65 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5928

IDENTIFICATION REFERENCE

DEC 2 9 50 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 196478