#4419

WARRANTY DEED

BOOK 6763 PAGE 703

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Rd., Suite 221
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
VIRGINIA M. CROSS	TROY & NICHOLS, INC.	Map 72-6
(NAME)	(NAME)	
913 Elvira Avenue	P. O. Box 4025	Parcel 105
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37216	Monroe, Louisiana 71211-4025	F.B. #15DA05955
(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, A. D. RINGEMAN, TRUSTEE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO VIRGINIA M. CROSS and CHARLES LAVENDER

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 westerly one-half of Lot No. 17 on the Plan of C. W. Waller Subdivision of the John D. Anderson Home Place, as of record in Plat Book 421, page 35, Register's Office for said County, to which plan reference is made for a more complete description.

Said part of Lot No. 17 fronts 50 feet on the northerly margin of Elvira Avenue, and runs back 410.6 feet on the westerly line and 404.3 feet on the easterly line to a dead line in the rear, which measures 50.4 feet.

Being the same property conveyed to A. D. Ringemann, Trustee, with full power by deed from Joe F. Rollins and wife, Saundra J. Rollins of record in Book 6470, page 650, said Register's Office.

This conveyance is made subject to: (1) 1986 Taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 421, page 35, said Register's Office.

6 9 3 3 1

IDENTIFICATION REFERENCE

JAN 16 12 09 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved (xx) unimproved ( ) property, known as 913 Elvira Avenue, Nashville, Tennessee 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 15th day of January, 1986

~~A. D. RINGEMAN, TRUSTEE~~

A D Ringemann Trustee

BOOK 6783 PAGE 704

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named A. D. RINGEMAN, TRUSTEE

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

Witness my hand and official seal at Brentwood, Tennessee this 15th day of January, 1986.

My commission expires 1/10/89 Notary Public _____

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, 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 as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF January, 1986.

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM

A. D. RINGEMAN, TRUSTEE

TO

VIRGINIA M. CROSS and CHARLES ~~LAVENDER~~

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

3456 01/16 109.00 - SHEEK

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

RECEIVED OF _____

FOR BOOK 3763 PAGE 705

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
			35000.00- CANT.	
			100.70 CSTAX	
			.50 PRFE	
			6.00 MORTG	
			CHECK 109.20-	
			0466A01/16/86 BAL .0	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

693 31

IDENTIFICATION REFERENCE

JAN 16 12 09 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 211197