50725

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Charles W. Dews (NAME)	SAME (NAME)	116-12 21
3801 Woodmont Boulevard (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	7DA 34555
Nashville, TN 37215 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 6783 PAGE 246

For and in consideration of the sum of TEN AND 00/100 (10.00)---------- DOLLARS

cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged; I, JAMES RUSSELL DEWS,

have hargained and sold, and by these presents do transfer and convey unto the said CHARLES WILLIAM DEWS

the GRANTEES herein, their heirs and assigns, my one-half undivided interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 1 of Block "H" on the Map of Woodmont Lane Homesites, of record in Book 1130, Page 13, Register's Office for said County.

BEGINNING at a point in the northerly marrgin of Woodmont Lane at the common corner of Lots Nos. 1 and 2; thence with the line between said Lots northerly 193.7 feet to a point; thence southeasterly 75 feet to a point in the westerly margin of Auburn Lane; thence with the westerly margin of the same southerly, around a slight curve, 39.4 feet to a point; thence continuing with the westerly margin of said Auburn Lane southerly 101.4 feet to a concrete monument set in the westerly margin of said Lane, the beginning of a curve;thence in a southwesterly direction, around said curve 33 feet to a concrete monument set in the northerly margin of Woodmont Lane; thence with the margin of the same westerly 83.3 feet to the point of beginning.

Being the same property conveyed to Ethel Dews by deed of record in Book ____, page ____, said Register's Office; the said Ethel Dews devised said property to her husband, Charles Russell Dews, by Will of record in Will Book ____, Page ____, Probate Court Clerk's Office for Davidson County, Tennessee; said Charles Russell Dews having died intestate in Davidson County, Tennessee, leaving as his only surviving heirs at law, grantor James Russell Dews, and grantee, Charles William Dews.

Said property is subject to easement of record in Book 1071, Page 420, said Register's Office, and to restrictions of record in Book 1049, Page 546, and Book 1153, Page 230, Register's Office for said County.

Virginia Dews, wife of James Russell Dews, joins in this conveyance to convey any marital rights she may have in the herein described property.

unimproved ( )
This is improved (X) property, known as 3801 Woodmont Lane (House Number) (Street)
Nashville (P. O. Address) Tennessee (City or Town) (Zip Code)

one-half undivided interest in said

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.

Whenever 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 our hands this 24th day of December, 1985.

James Russell Dews — Virginia Dews

James Russell Dews

Virginia Dews

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STATE OF ~~TENNESSEE~~ FLORIDA

COUNTY OF PINELLAS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Russell Dews and wife, Virginia Dews

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

Witness my hand and official seal at Largo, Florida, this 2nd day of December, 1985

My commission expires NOTARY PUBLIC, State of Florida At Large My Commission Expires April 12, 1989

Notary Public Deborah A. Hidalgo

DEBORAH A. HIDALGO NOTARY PUBLIC STATE OF FLORIDA

STATE OF TENNESSEE

COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 32,848.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

Charles W. Dews

Sworn to and subscribed before me this 10th day of ~~December~~ January, 19 ~~85~~ 86.

My commission expires 9-9-89 Notary Public Eunice Miller

This instrument was prepared by:

Name	Address
HOFSTETTER & HOFSTETTER, ATTORNEYS	Suite 500, 230 Fourth Avenue North Nashville, TN 37219

7 6 2 0 4.

IDENTIF. REFERENCE

FEB 14 2 01 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM JAMES RUSSELL DEWS

TO CHARLES WILLIAM DEWS

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

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

RECEIVED OF _____

FOR _____ BOOK 6783 PAGE 248

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

32640.00- CONT.
85.23 CSTAX
.50 PREE
6.00 WDEED
CHECK 91.73-
4900AC2/14/86 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.6204

IDENTIFICATION REFERENCE

FEB 14 2 01 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 219428