BOOK 6825 PAGE 917

THIS INSTRUMENT PREPARED BY:
TOM STUMP, ATTORNEY AT LAW
Dry Creek Rd.,P. O. Box 397
WAVERLY, TENNESSEE 37185

Map 91-15
Par 41 Is

WARRANTY DEED

ADDRESS OF NEW OWNER:
331 53rd Ave. N.
Nashville, Tennessee 37209

SEND TAX BILLS TO:
SAME

FOR AND IN CONSIDERATION of the sum of THIRTY THOUSAND AND 00/100 ($30,000.00) DOLLARS cash in hand paid, the receipt and sufficiency of all of which is hereby acknowledged.

NOW THEREFORE I, THOMAS H. STUMP JR. have bargained and sold and by these presents do transfer and convey unto the said HAZEL ALLEN AND CHARLES E. ALLEN, as joint tenants, it being the intention of the parties that the survivor shall own the land as her or his sole and seperate estate, their heirs and assigns, a certain track or parcel of land in Davidson County, State of Tennessee as follows:

Land in the 5th, formerly the 12th Ward of the City of Nashville, Davidson County, Tennessee, being part of block No. 3 and part of the N. C. & St. L. Railroad right of way, now abandoned, immdiately adjoining said block on the west of Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, Page 18, Register's Office for said County, described as follows:

BEGINNING on the westerly margin of 53rd Avenue North, formerly 12th Street, at the southeast corner of the property conveyed to Leonard Hamm and wife by deed from B. Levitan, of record in book 1714, page 78, as corrected in book 1788, page 197, said Register's Office; thence with the westerly margin of said Avenue, southwardly 50 feet to the northeast corner of the property conveyed to Willmer R. Brewer and wife by deed from O. W. Cooper and wife, of record in book 1583, page 565, said Register's Office; thence with the northerly line of said Brewer property westwardly 150 feet, and continuing in the same direction 44.8 feet, in all 194.8 feet: thence north 21 deg 30 min west 52.8 feet to an iron pin; thence eastwardly 59.5 feet to another iron pin, the southwest corner of said Hamm property, continuing eastwardly and with the southerly line of said Hamm property, 150 feet, in all 209.5 feet to the beginning. The easterly 150 feet of said property being the same real property conveyed to George Mays, Sr. and wife, Ruth Mays, by deed from B. Levitan, of record in book 1714, page 86 , as corrected by instrument of record in book 1788,

90308

IDENTIFICATION REFERENCE

APR 10 10 09 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

page 193, said Register's Office, and the westerly portion of said property being the same real property conveyed as Tract No. 2 in deed from B. Levitan to George Mays and wife, Ruth Harris Mays, of record in book 1850, page 514, said Register's Office. Being the same property conveyed T. H. Stump and wife, Rachel Stump by deed of record in Deed Book 2705, page 185, said Register's Office. Said Rachel Stump having predeceased T. H. Stump, who died intestate, and the said Anne Stump Francis and Thomas H. Stump Jr. being the only heirs at law of the said T. H. Stump.

BEING a part of the same property, parcel number four, conveyed to Thomas H. Stump Jr. by deed of record in Book 5636, page 77, Register's Office for Davidson County, Tennessee.

SARAH P. STUMP joins in this deed for the purpose of conveying any marital interest she may have.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said HAZWL ALLEN AND CHARLES E. ALLEN SR., their heirs and assigns, forever. And I do convenant with the said HAZEL ALLEN AND CHARLES E. ALLEN SR. that I am lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unincubered.

AND I do further convenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said HAZEL ALLEN AND CHARLES E. ALLEN SR. their heirs and assigns, against the lawful claims of all persons whomsoever

Witness our hands, this the 3rd day of April, 1986.

Thomas H. Stump Jr.

Thomas H. Stump Jr.

Sarah P. Stump

Sarah P. Stump

STATE OF TENNESSEE)
)
COUNTY OF HUMPHREYS)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named THOMAS H. STUMP JR. ET UX SARAH P. STUMP the bargainors with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and offcial seal, at Waverly, Tennessee,

this 2nd day of Apri, 1986.

Ramona L Wallace
Notary Public

My Commision expires: 8-12-86

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $ 30,000.00, which amount is equal to or greater than the amount which the propertty transferred would command at a fair voluntary sale.

Hazel Lee Allen
Affiant

Subscribed and sworn to before me this the 7th day of April, 1986.

Register or Notary Public

Com Exp 10-1986

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

30000.CO- CAMT.
78.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 87.50-
1633A04/10/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90308

IDENTIFI REFERENCE

APR 10 10 09 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 235755