BOOK 6859 PAGE 749

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Quenelle Burnes | SAME | Map 43-13 |
| (NAME) P.O. Box 425 | (NAME) | Parcel 166 |
| (STREET ADDRESS OR ROUTE NUMBER) Madison, Tn. 37116 | (STREET ADDRESS) | |
| (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, Billie N. Hardeshell (now Fivash) and husband, Thomas R. Fivash

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Quenelle Burnes

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:

Being Lot No. 5 in the Forest Park Subdivision at Madison, Tennessee, as of record in Book 843, page 44, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts fifty one (51) feet on the southerly side of Maple Street, and runs back on the easterly line 246 feet to the northerly margin of Elm Street, and runs back on its westerly line 236 feet to said Elm Street, and fronts thereon 51 feet.

Being the same property conveyed to Ewin Hardeshell and wife, Billie N. Hardeshell, by installment deed from Geo. B. Graves and wife, Anne C. Graves, of record in Book 1304, page 264, Register's Office for Davidson County, Tennessee, the said Ewin Hardeshell having since died.

The above property is conveyed subject to 1986 Metropolitan Government taxes.

0 1 7: 7 4

IDENTIFICATION REFERENCE

MAY 19 10 14 AM '86

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 218 Maple Street, Madison, Tennessee 37115
(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 successors, assigns 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 our hand s this 16th day of May, 19 86

Billie N. Hardeshell Fivash
Billie N. Hardeshell Fivash

Thomas R. Fivash
Thomas R. Fivash

Form 3

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STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Billie N. Hardeshel Fivash and husband, Thomas R. Fivash the bargainor S with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee

this 16 day of May, 19 86

Commission Expires: 5/13/89

Carol R. Rivers
Notary Public

STATE OF )

COUNTY OF )

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that (he, they) as such _____ and _____, 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 _____, and attesting the same by the said _____ as such _____

WITNESS my hand and official seal at office at _____

on this ___ day of _____, 19__.

My Commission Expires: _____

Notary Public

**WARRANTY DEED**

FROM

Billie N. Hardeshell (now Fivash) and husband, Thomas R. Fivash

TO

Quenelle Burnes

RETURN TO:

**Dearborn & Ewing**
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this conveyance is $ 29,500.00

Quenelle Burnes

Subscribed and sworn to before me this 16 day of May, 1986

My Commission Expires: 5/13/89

Carol R. Rivers
Notary Public

**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 |
|---|---|---|---|---|

29500.00- CAMT.
76.70 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 83.20-
5230A05/19/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0174

IDENTIFICATION REFERENCE

MAY 19 10 14 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TENN

No. 249025