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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 37500.00

Subscribed and sworn to before me, this the 15 day of May, 19 86

My commission expires: 1-12-87
(Affix Seal)

Affiant

Notary Public

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Suite 170, Parkway Towers, 404 James Robertson Pky, Nashville, TN 37219

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: |
|---|---|
| Jewell M. Gearlds | Same |
| 1301 Pennock Avenue | |
| STREET ADDRESS | STREET ADDRESS |
| Nashville TN 37207 | |
| CITY STATE ZIP | CITY STATE ZIP |
| MAP & PARCEL NO. 071-15-0 155.00 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, DANNY L. GOOD, JOINED BY HIS WIFE, ELAINE GOOD

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO JEWELL M. GEARLDS

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being the westerly 110 feet of Lots No. 269, 270, and "D, on the Plan of Highland Land Company's Subdivision, of record in Plat Book 421 at page 14, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said parts of Lots No. 269, 270 and "D" front together 65 feet on the easterly side of Pennock Avenue and run back between parallel lines, with the northerly margin of Douglas, formerly Ligon Avenue, 110 feet to a dead line.

Being the same property conveyed to Danny L. Good by deed recorded in Book 4381 at page 65, Register's Office for Davidson County, Tennessee. The said Danny L. Good is being joined by his wife, Elaine Good, to convey any and all marital status she may have in said property.

This conveyance is subject to taxes for the year 1986 and subsequent years, easements and restrictive covenants of record.

RECEIVED FOR RECORD
MAY 21 9 36 AM 1986
FEE $ 67.50
RECORDING FEE
REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

1301 Pennock Avenue, Nashville, Tennessee 37207
THIS IS IMPROVED PROPERTY KNOWN AS

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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. 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 this 15 day of May, 19 86

Danny L. Good

Elaine Good

State of Tennessee
County of Davidson

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On this 15 day of May, 19 86, before me personally appeared DANNY L. GOOD, JOINED BY HIS WIFE, ELAINE GOOD to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal
My Commission expires:

[illegible]

Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal
My Commission expires:

_____

_____
Notary Public

# WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
SUITE 170
PARKWAY TOWERS
404 JAMES ROBERTSON PKY
NASHVILLE, TN 37219

**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 |
| MG - 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 |
|---|---|---|---|---|

-37500.00- CAPIT.
97.50 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 104.00-
C516A05/21/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02876

IDENTIFICATION REFERENCE

MAY 21 9 38 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 250282