BOOK 6935 PAGE 920

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~53,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July, 19 86

Notary Public

MY COMMISSION EXPIRES: ~~November 1, 1987~~

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Guaranty Title and Escrow Co.,, 2711 Murfreesboro Road Suite 105, Antioch, TN 37013

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary R. Britton	National Mortgage Company	118-01-0
(NAME)	(NAME)	
806 Montrose Avenue	4041 Knight Arnold Road	390.00
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn 37204	Memphis, TN 38118	
(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, Charlene Hobson and Rebecca Graham

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary R. Britton, UNMARRIED

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:

Land in Davidson County, Tennessee, being parts of Lots Nos. 13 and 14 on the Map of Bransford Realty Company's Montrose Park Subdivision, of record in Book 547, Page 25, Register's Office for Davidson County, Tennessee, Being Lot. No. 3 as shown on the survey of said Lots made by L. D. Justice, Surveyor, August 17, 1951 of record on Book 2017, Page 565 said Register's Office.

Beginning at a point in the northerly margin of Montrose Avenue 51.67 feet westerly from the southwestly corner of the property conveyed to C. D. Mangrum et ux, by Deed from E. A. Shelby, et ux, of record in Book 1494, Page 225, said Register's Office, being also the common corner of Lots. Nos. 2 and 3; thence northerly with the line between said two lots 203.4 feet to a point; thence south 58 degree 30 minutes west 41.33 feet to a point; thence south 19 degrees 30 minutes east 20 feet to a point, thence south 21 deg. 30 minmutes east 177.3 feet to a point in the northerly margin of said Montrose Avenue; thence easterly with the margin of the same 51.67 feet to a point of beginning.

Being the same property conveyed to Jennie V. Verge by deed from, of record in Book 3899, Page 731 and Book 395, Page 395, Register's Office for Davidson County, Tennessee.

The said Jennie V. Verge having since died. See Heirship Affidavit filled herewith.

This conveyance is subject to any and all existing restrictions and easements of record.

This is unimproved (X) improved ( ) property, known as 806 Montrose Avenue, Nashville, Tn 37204
(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 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 29th day of July, 19 86

Charlene Hobson Rebecca Graham

Charlene Hobson Rebecca Graham

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned _____, a Notary Public in and for said County and State, the within named Charlene Hobson and Rebecca Graham

the bargainors, 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 Antioch, Tennessee, this 29th day of July, 19 86.

Notary Public

Commission Expires November 1, 1987

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

27083

IDENTIFICATION REFERENCE

JUL 31 3 14 PM '86

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN.

FROM
Charlene Hobson and Rebecca Graham

TO
Mary R. Britton

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

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

5390 [illegible]
150.5 [illegible]
.50 [illegible]
6.00 [illegible]
[illegible] 157.48-
4848A07/31/86 [illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27083

IDENTIFICATION REFERENCE

JUL 31 3 14 PM '86

FELIX Z. WILSON, II - REGISTER
DAVIDSON COUNTY, TN

No. 278068