174

BOOK 6952 PAGE 174 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,000.00

Elsie Bowe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF August 1986

Paul G. Blankenship
Notary Public

MY COMMISSION EXPIRES: 7/1/1988

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Blankenship & Blankenship, 3311 Gallatin Road, Nashville, TN 37216
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee Address:	MAP-PARCEL NUMBERS
Frankie Elise Bowe (NAME)	Frankie Elise Bowe (NAME)	73-1
2003 Olga Avenue (STREET ADDRESS OR ROUTE NUMBER)	2003 Olga Avenue (STREET ADDRESS)	22
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37216 (CITY) (STATE) (ZIP)	15DZ 36670

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~~ I, JOHN T. BLANKENSHIP, as Executor of the Estate of Sue Berg Figgins,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRANKIE ELISE BOWE

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 the northerly 81 feet of Lot No. 25 of Block G on the map of Country Club Estates, of record in Book 843, page 95, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 25 fronts on the westerly side of Olga Avenue and extends back between parallel lines 190 feet to a dead line.

Being the same property conveyed to Elizabeth H. Figgins and Sue B. Figgins (Sue B. Figgins and Sue Berg Figgins being one and the same person) as joint tenants with the right of survivorship by deed from Dennis L. Carr and Albert O. Carr of record in Book 5496, page 718, Register's Office for Davidson County, Tennessee. The said Elizabeth H. Figgins having predeceased Sue B. Figgins, and Sue B. Figgins having acquired the property as surviving joint tenant.

The said Sue Berg Figgins having since died and having directed her Executor, John T. Blankenship, to sell said property under the terms of her Last Will and Testament of record in Will Book 153, page 476, Probate Clerk's Office for Davidson County, Tennessee. Upon the acceptance of this deed, buyer accepts property in an " as is condition"

This is unimproved ( ) improved (X) property, known as 2003 Olga Avenue, Nashville, TN 37216
(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 my hand this 8th day of August, 1986

John T. Blankenship
Executor of the Estate
of Sue Berg Figgins

1327 .35/18 1.35 .35 CHK-K
3 2 7.3
IDENTIFICATION
AUG 18 12 22 PM
FEE $ WILLIAM L. ...
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
Davidson County

BOOK 6952 PAGE 175

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named John T. Blankenship, Executor for the Estate of Sue Berg Figgins,

(or proved to me on the basis of satisfactory evidence)
the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of August 19 86.

Commission expires 7/17/88

Paul G. Blankenship
Notary Public

STATE OF TENNESSEE
Davidson County

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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 purposes 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 the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

TO

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

RECEIVED OF _____

FOR _____

BOOK 6952 PAGE 176

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

5803[illegible]0- CAPIT.
162.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 169.90-
1327A08/18/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 2 7 3 9

IDENTIFI REFERENCE

Aug 18 12 22 PM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 284387