FILE #5286

FILE BOX 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Rd., Suite 110
Nashville, TN 37215

BOOK 7004 PAGE 480

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
EARNEST R. DAVIES	NEW OWNER	Map 91-15
(NAME)	(NAME)	
309 - 51st Avenue, North	(No Mortgagee)	Parcel 174
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37209		F.B. #12W-7330
(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, CARY MAURICE FREEMAN, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EARNEST R. DAVIES

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 part of Block No. 11 on the Realty Savings Bank & Trust Co.'s revised plan of West Nashville Extension of Charlotte Park Company's First Addition of record in Book 421, page 18, Register's Office for said county, described as follows:

BEGINNING at a point in the west margin of 51st Avenue, North, formerly 10th Street, at a point 110 feet south of the southwest intersection of said 51st Avenue, North, and Elkins Avenue, said point being the southeast corner of the property conveyed to Robert Leon Rhea by deed of record in Book 3840, page 608, said Register's Office; thence with Rhea's South line in a westerly direction 150 feet to a point in the east margin of an alley; thence with said east margin of said alley in a southerly direction 70 feet to a point in the north margin of another alley; thence with said north margin of said alley in an easterly direction 150 feet to a point in the west margin of 51st Avenue, North; thence with said west margin of 51st Avenue, North, in a northerly direction 70 feet to a point of beginning.

Being the same property conveyed to Cary Maurice Freeman, a single person, by deed from David L. Durham, unmarried, of record in Book 6199, page 448, said Register's Office.

This conveyance is made subject to (1) 1986 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Book 421, page 18, said Register's Office.

As part of the consideration for this transfer, the Grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain promissory note, dated June 26, 1979, in the original principal sum of $27,900.00, payable to Elizabeth Welck and husband, James A. Welck in monthly installments, including interest as set forth in said note, and being secured by a installment deed of record in Book 5456, page 763 said Register's Office.

This is improved (XX) unimproved ( ) property, known as 309 - 51st Avenue, North, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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 successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 23rd day of September, 1986

Cary Maurice Freeman

CARY MAURICE FREEMAN

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 7004 PAGE 481

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CARY MAURICE FREEMAN, unmarried

the bargainor ____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of September, 1986.

My commission expires 1/10/89 Notary Public

STATE OF TENNESSEE
COUNTY OF ____

Before me, the undersigned, a Notary Public of 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 ____ self to be ____ of the ____, the within named bargainor, a corporation, and that as such ____, 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 ____.

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

____ Notary Public

Commission expires ____

50970

IDENTIFICATION REFERENCE

Oct 9 9 44 AM '86

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF September, 1986.

MY COMMISSION EXPIRES: My Commission Expires Jan. 10, 1989
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

CARY MAURICE FREEMAN, unmarried

TO

EARNEST R. DAVIES

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7004 PAGE 482

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

67500.00- CAMT.
189.00 CSTAX
.50 PRFE
6.00 WDEED
CHECK 195.50-
2057A10/09/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 0 9 7 0

IDENTIFICATION REFERENCE

Oct 9 9 44 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 304628