Box 20

| ADDRESS NEW OWNERS | SEND TAX BILLS TO | MAP-PAR NO. |
|---|---|---|
| **E. A. Bussell**<br>4806-4808 Charlotte Avenue<br>Nashville, TN | SAME | 91-15-257<br>12W-3605 |

**WARRANTY DEED** BOOK 7014 PAGE 173

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, including a certain Vendor's Lien retained in the Installment Deed from Milton Komisar, Trustee, to J. S. Duffy and wife Katherine L. Duffy as of record in Book 6002, page 857, said Register's Office, to secure an amount in the original principal balance of $28,000.00 payable as therein specified; we, **J. C. Howard & wife, Jean Howard,** have bargained and sold, and by these presents do transfer and convey unto the said **E. A. Bussell and wife, Annette Bussell,** the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being the southerly 68 feet of Lot No. 709 and the southerly 68 feet of the westerly 8 feet of Lot No. 707 of Block No. 89, Plan No. 1, West Nashville, as of record in Book 57, Pages 74 & 75, Register's Office for said County.

SAID parts of Lots Nos. 709 and 707 front together 33 feet on the northerly side of Charlotte Avenue and runs back between parallel lines 68 feet to the center of a party wall.

BEING the same property conveyed to **J. C. Howard** by deed from **Katherine L. Duffy, unmarried** of record in Book 6717, Page 247, said Register's Office for Davidson County, Tennessee.

5 4 5 1 7

IDENTIFICATION REFERENCE

OCT 20 2 08 PM '86

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

This is improved property, known as: **4806 - 4808 Charlotte Avenue, Nashville, Tennessee.**

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.

Whenever 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 hands this 12 day of October, 1986.

J. C. Howard

Jean Howard
Jean Howard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7014 PAGE 174

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **J. C. Howard and wife, Jean Howard**, the bargainor(s), 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 Nashville, Tennessee, this 17 day of October, 1986.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2-17-88

**********

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $ 100.00 NC.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 17 DAY OF October, 1986.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-17-88

**This instrument was prepared by:**

Rick M. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211

(615) 833-5858

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

RECEIVED OF _____

FOR _____

BOOK 7014 PAGE 175

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

[illegible].00- CAIT
280.[illegible] CSTAX
.50 PRFE[illegible]
6.00 WD[illegible]
CHECK 286.50-
6130A10/20/86 BAL .0[illegible]

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

54517

IDENTIFICATION

Oct 20 2 08 PM '86

No. 02326