3410
430712-7

BOOK 7057 PAGE 38

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,800.00

Harold A. Sesler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF December, 19 86.

Notary Public

MY COMMISSION EXPIRES: 10-24-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harold A. Sesler (NAME)	Fidelity Federal Savings & Loan (NAME)	72-6
1012 Elvira Avneue (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par 132
Nashville, Tennessee 37216 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, Elnora Burnett Joyce

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harold A. Sesler, 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 the westerly 50 feet of the easterly 100 feet of Lot No. 7 on the corrected Map of E. J. Childer Subdivision of the J. H. Ambrose Tract, as of record in Book 332, page 134, said Register's Office.

Said part of Lot No. 7 fronts 50 feet on the southerly side of Elvira Avenue and runs back between parallel lines 180 feet to a line in the rear which measures 50 feet thereon.

Being the same property conveyed to Frank Joyce and wife, Elnora Joyce by deed from James Harold Greene and wife, Norma Winnifred Greene as of record in Book 4342, page 292, said Register's Office. The said Frank Joyce having since conveyed the property to Elnora Burnett Joyce by deed of record in Book 4342, page 292, said Register's Office.

6 8 8 1 7.

IDENTIFICATION REFERENCE

DEC 2 3:15 PM '86

REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 1012 Elvira Avneue, Nashville, Tennessee 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 her hand this 1st day of December, 19 86

Elnora Burnett Joyce Justice Post Justice
Elnora Burnett Joyce

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elnora Burnett Joyce Justice ~ husband Carl Justice

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

Witness my hand and official seal at Nashville, Tennessee, this 1st day of December, 19 86.

Jack S. Weller Notary Public

Commission Expires 10-24-88

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

FROM
Elnora Burnett Joyce

TO
Harold A. Sesler, unmarried

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

RECEIVED OF _____

FOR _____

BOOK 7057 PAGE 40

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
			2500 . 0- CO TX	
			72.[illegible] CO TX	
			.50 PRFEE	
			6.00 MO TX	
			[illegible]	73.74-
			2304A17/02/86 BAL	.0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68817

IDENTIFICATION REFERENCE

DEC 2 3 15 PM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No.18146