File #5531 BOX 38

# WARRANTY DEED

*THIS INSTRUMENT PREPARED BY*

George E. Mudter, Jr., Atty. BOOK 7084 PAGE 876
4301 Hillsboro Road, Suite 110
Nashville, Tennessee 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| CATHERINE A. CORCORAN (NAME) | NEW OWNER (NAME) | Map 119-5 |
| 313 Elberta Street (STREET ADDRESS OR ROUTE NUMBER) | (No Mortgagee) (STREET ADDRESS) | Parcel 177 |
| Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | F.B. #6DA-14512 |

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, NELLIE MAI MULVIHILL, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CATHERINE A. CORCORAN

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 Lots Nos. 3 & 4, BLK 27, on the Plan of Re-Subdivision of Lots 4, 5, 6, 7, 8, 9 in BLK 27, Lots 2, 3, 5, 6 in BLK 21 and BLKS 23 and 24, Cumberland Nurseries, as of record in Plat Book 161, page 139, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Walter P. Mulvihill and wife, Nellie Mai Mulvihill by deed from Margaret C. Mulvihill of record in Book 1309, page 140, said Register's Office. Walter P. Mulvihill has since died.

Nellie Mai Mulvihill being one and the same person as Mrs. W. P. Mulvihill.

This conveyance is made subject to all matters appearing on the Plan of record in Plat Book 161, page 139, said Register's Office..

Anita Furgess and Anita V. Furgess being one and the same person.

77435

IDENTIFICATION REFERENCE

DEC 30 9 37 AM '86

FILED & RECORDED BY REGISTER DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 313 Elberta Street, Nashville, Tennessee 37211

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 22nd day of December, 19 86

BY:

Mrs. W.P. Mulvihill (Nellie Mai Mulvihill)
NELLIE MAI MULVIHILL

By Anita Furgess
Attorney-in-Fact for the said Mrs. W.P. Mulvilhill (also known as Nellie Mai Mulvihill) by Power of Attorney recorded in Book 6848, page 76, Register's Office for

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STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____ the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My commission expires _____ 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 _____

STATE OF TENNESSEE:
COUNTY OF DAVIDSON

On this 22nd day of December, 1986, before me personally appeared ANITA V. FURGESS, to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of Mrs. W. P. Mulvihill (also known as Nellie Mai Mulvihill), and acknowledged that she executed same as the free act and deed of the said Mrs. W. P. Mulvihill (also known as Nellie Mai Mulvihill).

Witness my hand and seal, at office in Nashville, Tennessee, this 22nd day of December, 1986.

Notary Public

My commission expires: 1/10/89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF December 19 86.

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM NELLIE MAI MULVIHILL, a widow

TO CATHERINE A. CORCORAN

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 _____

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

[illegible] CANT
146.50 RSTAX
.50 PRFEE
6.00 MISC
CHECK 146.50
2106A10/30/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

77435

IDENTIFI REFERENCE

Dec 30 9 37 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No27785