MDSC000577 02/25/87 dr

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (MDS)
2700 First American Center
Nashville, Tennessee 37238

Box 18

SPECIAL WARRANTY DEED

Address New Owner(s)	Mortgagee	Map-Parcel Number(s)
Jean C. Knox 205 North Bellevue Dr. Nashville, TN 37211	None Same	104-5-19 25W08110

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, Marvin B. Pugh, Executor of the Estate of Annie Bailey Finley, with power to sell and deliver a deed, ("Grantor") has bargained and sold, and by these presents does transfer and convey unto Jean C. Knox ("Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Lot No. 70 on the Plan of part of West Grove Subdivision, of record in Book 421, page 109, said Register's Office, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Robert J. Finley and wife Annie Mai Finley by deed from Charles A. Harrington and wife Mildred Harrington of record in Book 2023, page 620, Register's Office for Davidson County, Tennessee. The said parties having since died.

This is improved property known as 104 39th Avenue North, Nashville, Tennessee.

Said property is conveyed subject to the following matters:

1. 1987 Real Property Taxes, a lien but not yet due and payable

2. Such matters as would be reflected on an accurate survey of the property.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds himself and his heirs and representatives to warrant and forever defend the title to said land to Grantee, his heirs and assigns, against the lawful claims of all persons claiming by or through Grantor and no other or further.

02/25 124.18 CHECK

455

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS our hands this 25 day of Feb. 1987, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Marvin B. Pugh Executor

Marvin B. Pugh, Executor of the Estate of Annie Bailey Finley, with power to sell and deliver a deed

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Marvin B. Pugh, Executor of the Estate of Annie Bailey Finley, the within named 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, at office, this 25th day of February, 1987.

Rebecca A. Gibbs
Notary Public

My Commission Expires:

July 9, 1989

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $42,000.00.

Jean C. Kuhn
Affiant

Sworn to and subscribed before me this 25th day of February, 1987.

Rebecca A. Gibbs
Notary Public

My Commission Expires:
My Commission Expires July 9, 1989

9:7:2:7:5

IDENTIFICATION REFERENCE

FEB 25 2 03 PM '87

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7147 PAGE 110

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

42000.00- CAMT.
117.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 124.10-
4:59A02/25/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.7.2.7.5

IDENTIFICATION REFERENCE

FEB 25 2 05 PM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 49735