Mail

THIS INSTRUMENT PREPARED BY:
STEWART, BLACK & UNDERHILL, ATTORNEYS
223 MADISON STREET, SUITE 108
POST OFFICE BOX 887
MADISON, TENNESSEE 37115

NAME/ADDRESS OF NEW OWNER(S):

W.C. MAGERS ET UX, RUBY MAGERS
1519 MCKENNIE AVENUE
NASHVILLE, TENNESSEE 37216

MORTGAGEE(S):

NONE

SEND TAX BILLS TO:

W.C. MAGERS ET UX, RUBY MAGERS
1519 MCKENNIE AVENUE
NASHVILLE, TENNESSEE 37216

MAP AND PARCEL NOS.:

MAP 83-2
PARCEL 236

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, We, hereby swear or affirm that, to the best of Affiant's knowledge and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 21,810.66, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

X W.C. Magers
AFFIANT

Subscribed and sworn to before me this the 18th day of March, 1987.

Diana L. Montgomery
NOTARY PUBLIC

MY COMMISSION EXPIRES:
11-12-89

0557 0

TENNESSEE REAL ESTATE TRANSFER TAX
MAR 19 10 10 AM '87
REGISTER'S OFFICE DAVIDSON COUNTY, TN

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, MARIE HANLEY THOMPSON under the Will of Robert Gilmore Poole, Deceased, hereinafter referred to as " GRANTOR(S) ", has this day bargained and sold, and by these presents does hereby transfer and convey unto the said W.C. MAGERS ET UX, RUBY MAGERS, hereinafter referred to as " GRANTEE(S)" their heirs and assigns, certain real estate in Davidson County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor(s) in and to any easement and right-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the " Property ").

This is improved property known as 1517 McKennie Avenue, Nashville, Tennessee 37216.

TO HAVE AND HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee(s) their heirs and assigns forever, and I covenant with the Grantee(s), their heirs and assigns, that I am lawfully seized and possessed of the " Property " in fee simple, and have a good right to convey it, and that the same is unemcumbered except as set forth in Exhibit "B", which is attached hereto and incorporated herein.

Grantor(s) further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the " Property " to Grantee(s), their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor(s) has caused this Warranty Deed to be executed as of the 16th day of March, 1987.

Marie H. Hanley Thompson Executrix
MARIE HANLEY THOMPSON, under the Will of Robert Gilmore Poole, Deceased

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public in and for said State and County, the within named MARIE HANLEY THOMPSON , the Bargainor(s) with whom I am personally acquainted, and who acknowledged that she executed the within named instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, this the 16th day of March, 1987.

Diana L. Montgomery
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

" EXHIBIT A "

Being Lot No. 19 on the Plan of James J. Pryor's heirs Plan of Lots, recorded in Book 843, page 41, Register's Office for said County.

Said Lot No. 19 fronts 61 feet on the North side of McKennie Avenue and extends back between parallel line 150 feet to a 30-foot alley, formerly known as Hickman Street.

Being the same property conveyed to Robert Gilmore Poole by deed from James M. Carter et ux, Patricia Y. Carter of record in Book 4827, page 344, said Register's Office. Robert Gilmore Poole, and unmarried person, is now deceased and pursuant to his Last Will and Testament of record in Will Book 157, page 516, Probate Court for Davidson County, Tennessee, property was devised to Marie Hanley THompson , his neice and being a person over 18 years of age.

" EXHIBIT B "

This conveyance is subject to the following:

1. 1987 Real Property Taxes and Real Property Taxes for future years.

2. Restrictive covenants contained in instrument of record in Book 1676, page 601, said Register's Office.

3. The Plan of record in Book 843, page 41, said Register's Office.

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

RECEIVED OF _____

FOR _____

BOOK 7173 PAGE 582

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

210.00- CAMT.
61.04 CSTAX
.50 [illegible]
12.00 [illegible]
CHECK 73.54-
374 A03/19/87 BAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05570

IDENTIFICATION REFERENCE

MAR 19 10 10 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 58825