Title Bar 6-car BOOK 7215 PAGE 457

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Ann L. Vix	Commerce Union Bank	Map 83-10
(NAME) 408 Avondale Drive	(NAME) P. O. Box 2546	Parcel 83
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn. 37206	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (STATE) (P. O ZIP)	(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, ~~XX~~ I, Birdie Mai Bell, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ann L. Vix

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:

Being Lot Nos. 136 and 137 on the Map of McEwen Place, as of record in Book 332, page 133, Register's Office for said County.

Said Lot Nos. 136 and 137 front together 60 feet on the westerly side of Avondale Drive, formerly Ivins Street and run back between parallel lines 128 feet, more or less, to an alley.

Being the same property conveyed to James C. Bell and wife, Birdie Mai Bell, by deed from Home Owners' Loan Corporation, of record in Book 1084, page 122, Register's Office for said County, the said James C. Bell having since died.

The above property is conveyed subject to the following:

1. 1987 Metropolitan Government taxes.

2. Restrictive covenants contained in deed of record in Book 1084, page 122, Register's Office for said County.

19079

IDENTIFICATION REFERENCE

APR 27 11 06 AM '87

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

unimproved ( ).
This is improved ~~XX~~ property, known as 408 Avondale Drive, Nashville, Tennessee 37206
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

04/27 132.50 CHECK

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 successors, assigns 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 my hand this 24th day of April, 1987

Birdie Mai Bell
Birdie Mai Bell

9939

Form 3

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Birdie Mai Bell the bargainor with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24 day of April, 19 87

Commission Expires: 5/13/89

Carol R. Lewis
Notary Public

STATE OF)

COUNTY OF)

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared and , with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he, they) as such and , 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 , and attesting the same by the said as such

WITNESS my hand and official seal at office at on this day of , 19

My Commission Expires:

Notary Public

WARRANTY DEED

FROM
Birdie Mai Bell, an unmarried person

TO
Ann L. Vix

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 45,000.00

Ann L. Vix

Subscribed and sworn to before me this 24 day of April, 19 87

My Commission Expires: 5/13/89

Carol R. Lewis
Notary Public

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

45000.00 CAMT.
126.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 138.50
9332A04/27/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19079

IDENTIFICATION REFERENCE

APR 27 11 06 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 74064