PREPARED BY:
Hunter Short, Attorney
323 Union Street
Nashville, TN 37201
615/255-7496

WARRANTY DEED

BOOK 7255 PAGE 180

New Owner:	Send Tax Bills To:	Map & Parcel No.:
Beatrice Guthrie 1812 Elliott Ave Nashville, Tn. 37203	Same	Map 104-01 Parcel 357

FOR AND IN CONSIDERATION of the sum of Thirty-Two Thousand Five Hundred Dollars ($32,00), cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Ethel C. Allen and Addie Lee May, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto Beatrice Guthrie, hereinafter called the grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Being Lots Nos. 30 and 31 on the Plan of West End Park Terrace, as of record in Book 547, page 36, Register's Office for Davidson County, Tennessee.
>
> Said Lots Nos. 30 and 31 front together 55.6 feet on the southerly side of St. Frances Avenue, and run back 121 feet on the easterly line, and 130 feet on the westerly line to a deadline measuring 61 feet thereon.
>
> Being the same property conveyed to Ethel C. Allen & Addie Lee May be Deed of Record in Book 4081, page 252, Register's Office for Davidson County, Tennessee.

This is improved property known as 419 St. Frances Avenue.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said grantee, her heirs and assigns, forever; and we do covenant with the said grantee 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 grantee, her 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 our hands this 8th day of May, 1987.

Ethel C Allen
Ethel C. Allen

Addie Lee May
Addie Lee May

32021

IDENTIFICATION REFERENCE

JUN 2 11 17 AM '87

FILED & RECORDED
DAVIDSON COUNTY, TN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 7255 PAGE 181

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ethel C. Allen and Addie Lee May, the within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of May, 1987.

June D. McKinney
Notary Public
My Commission expires: 3-11-90

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $32,500.00.

Beatrice Guthrie
Affiant

Sworn to and subscribed before me this 11th day of May, 1987.

June D. McKinney
Notary Public
My Commission expires: 3-11-90

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

RECEIVED OF _____

FOR _____

BOOK 7255 PAGE 182

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
			32500.00- CAMT.	
			91.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	97.50-
			4216A06/02/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32021

IDENTIFICATION REFERENCE

JUN 2 11 17 AM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY

No. 88625