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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,000.00

James Tyree Washington
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF June, 19 87

Jackie B. Reese
Notary Public

MY COMMISSION EXPIRES: 11-12-90
(AFFIX SEAL)

Client

Upon information by THIS INSTRUMENT WAS PREPARED BY WITHOUT WARRANTY/TITLE
W. Allen Barrett, 216 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Julia V. Washington (NAME) | Same (NAME) | Map 82-7 |
| 704 North Second Street (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Parcel 221 |
| Nashville, TN 37207 (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, WE, I, James Tyree Washington

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Julia V. Washington, widow

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 No. 30 in Dr. V.S. Lindsley's Addition to Nashville, as of record in Book 57, page 25, Register's Office for said County.

Said Lot No. 30 fronts 50 feet on the west side of North Second Street, formerly called Harris Avenue, and extends back westwardly between parallel lines 142-½ feet to an alley in the rear.

Being the same property conveyed to Mrs. Lyda Cole and husband, H.E. Cole, by deed from B.F. Jackson and wife, Mary E. Jackson, of record in Book 340, page 260, Register's Office for Davidson County, Tennessee.

A two-thirds undivided interest was conveyed to Carl L. Murphy and wife, Lavinia Cole Murphy, by deed from Mrs. Lyda Cole, of record in Book 649, page 234, Register's Office for said County. Upon the death of Lyda Cole, a one-third undivided interest was inherited by her daughter, and only heir-at-law, Lavinia Cole Murphy. Upon the death of Lavinia Cole Murphy, one-third undivided interest was inherited by her four children, being her only heirs-at-law, and the said four children have joined with their father, Carl L. Murphy, in conveying the fee simple title to this property to James Tyree Washington. Said Warranty Deed is of record in Book 4531, page 301, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Deed of Trust by James Tyree Washington, unmarried, to Mary Ann Clinard, Trustee of record in Book 4531, page 303, Register's Office of Davidson County, Tennessee; said Deed of Trust having been fully released in Book 5743, page 466, Register's Office Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 704 North Second Street, Nashville, Tennessee 37207
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 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 this my hand this day of June, 19 87

James Tyree Washington

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Undersigned, a Notary Public in and for said County and State, the within named James Tyree Washington

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of June 19 87.

Commission expires 11-12-90

Jackie E Reeves
Notary Public

STATE OF TENNESSEE
Davidson County

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 purposes 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 the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM James Tyree Washington

TO Julia V. Washington

IDENTIFICATION REFERENCE

JUN 5 3 38 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

33689

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

**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 |
|---|---|---|---|---|
| | | | 10000.00- CAPF.<br>28.00 CSTAX<br>.50 PRFE<br>6.00 WDEED<br>CHECK 34.50-<br>6095A06/05/87 BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3368.9

IDENTIFICATION REFERENCE

JUN 5 3 39 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 90461