THIS INSTRUMENT PREPARED BY:
David B. Herbert
Ortale, Kelley, Herbert & Crawford
Third Floor, Noel Place
200 Fourth Avenue North
Nashville, TN 37219-2163

BOOK 7269 PAGE 616 Box 36

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP AND PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
104-7-293	James R. Nolan 315 East 68th Street Apartment 4-J New York, New York 10021	Same
FIELD BOOK NUMBER(S) 24W-05760	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 2615 Belcourt AVE	LOAN OR ACCOUNT NO.
		PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Michael F. Nolan and wife, Evelyn M. Nolan and John Thomas Nolan and wife, Sally Laemmle Nolan

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James Robert Nolan

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, described as follows:

BEING Lot No. 25 on the Map of Rich's Re-subdivision of Stokes and Marshall's Lots as of record in Book 547, page 172, Register's Office for Davidson County, Tennessee.

Said Lot No. 25 fronts 50 feet on the southerly side of Stokes Avenue and runs back between parallel lines 168.5 feet to an alley.

BEING the same property conveyed to Patrick J. Nolan by deed from George W. Holcomb, Jr., and wife, Alice I. Holcomb of record in Book 4698, page 227, Register's Office for said County, the said Patrick J. Nolan having since died. Patrick J. Nolan and James Patrick Nolan are one and the same persons. The heirs-at-law of James Patrick Nolan (Patrick J. Nolan) and their respective interests in the land are as set forth in the Affidavit of Heirship of record in Book 6799, page 715. The parties to this instrument intend to hereby vest James Robert Nolan with all of their right, title and interest in said land resulting in the said James Robert Nolan owning the entire fee simple interest. Sally Laemmle Nolan joins in this instrument to convey all of her right, title and interest, if any.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the day of , 1987.

Michael F. Nolan
MICHAEL F. NOLAN

John Thomas Nolan
JOHN THOMAS NOLAN

Evelyn M. Nolan
EVELYN M. NOLAN

Sally Laemmle Nolan
SALLY LAEMMLE NOLAN

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STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Michael F. Nolan and wife, Evelyn M. Nolan the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this, the 15th day of June, 1987.

Notary Public

My commission expires: 7/9/87

STATE OF Kentucky
COUNTY OF Jefferson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named John Thomas Nolan and wife, Sally Laemmle Nolan the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Louisville, Ky. this, the 10 day of JUNE, 1987.

Notary Public

My commission expires: 11-27-87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF June 1987

MY COMMISSION EXPIRES: 1-19-88 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM Michael F. Nolan, et ux, Evelyn M. Nolan and John Thomas Nolan, et ux

TO James Robert Nolan

36808

IDENTIFICATION REFERENCE

JUN 16 2 12 PM '87

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			45000.00- CAMT.	
			126.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 132.50-	
			9775A06/16/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 6 8 0 8

IDENTIFICATION REFERENCE

JUN 16 2 12 PM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 94059