BOOK 7289 PAGE 809

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,657.43

Thomas W. Hawkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF July, 1987

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Combos & Lawless, P. C., 1404 American Trust Bldg., Nashville, TN 37201

| NAME | ADDRESS | |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS: | MORTGAGEE: None/Send Tax Notice to: | MAP-PARCEL NUMBERS |
| Frances J. Ambrose | Frances J. Ambrose | 104-5-241 |
| (NAME) | (NAME) | |
| 3617 Westbrook Ave. | 3617 Westbrook Ave. | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, TN 37205 | Nashville, TN 37205 | |
| (CITY) (STATE) (P.O. ZIP) | (CITY) (STATE) (P.O. 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, Third National Bank, Trustee under agreement H. G. Hill/Frances Caldwell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frances J. Ambrose

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:

LAND in Davidson County, Tennessee, being Lot No.470 in the Richland Realty Company's Division C, the plan of which is of record in Book 421, page 31, of the Register's Office for Davidson County, Tennessee.

SAID Lot fronts 60 feet on the south side of West Brook Avenue and extends back South between lines 177 feet more or less on the eastern margin and 170 feet more or less on its western margin to an alley.

BEING the same property conveyed to Grantor by deed from Mattie Mai Burton of record in Book 6596, page 134, said Register's Office.

43436

IDENTIFICATION REFERENCE

JUL 7 2 05 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

$118.

unimproved ( )
This is improved (X) property, known as 3617 Westbrook Avenue, Nashville, TN 37205
(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 my hand this 7th day of July, 1987

Third National Bank, Trustee

By:

Its: V. P. & TRUST REAL ESTATE OFFICER

ASSISTANT V. P. AND TRUST

STATE OF TENNESSEE
County of _____

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Personally appeared before me, _____

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of _____, 19____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
County of DAVIDSON

Personally appeared before me, L.S. WILLIS

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the VICE PRESIDENT of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 7th day of July, 1987.

Commission expires 1-21-90

_____
Notary Public

# WARRANTY DEED

FROM
Third National Bank

TO
Frances J. Ambrose

Prepared by: COMBOS & LAWLESS, P.C.
ATTORNEYS AT LAW
AMERICAN TRUST BUILDING, SUITE 1404
301 UNION STREET
NASHVILLE, TENNESSEE 37201

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 |
|---|---|---|---|---|
| | | | 74657.43- CAMI. | |
| | | | 209.16 MSTAX | |
| | | VD | 209.16- MSTAX | |
| | | | 209.16 CSTAX | |
| | | | .50 PREE | |
| | | | 6.00 MDEED | |
| | | | CHECK 215.66- | |
| | | | 7213A07707787 BAL .01 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43436

IDENTIFI REFERENCE

JUL 7 2 05 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.101442