Bk 20

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
Matthew W. Schene and Lucy D. Jenkins 5312 Elkins Avenue Nashville, TN	Atlantic Coast Mortgage Co. 3975 University Drive Fairfax, VA 22030	91-15 53 12W-00780

WARRANTY DEED BOOK 7363 PAGE 293

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Flora S. Adair, an unmarried widow**, have bargained and sold, and by these presents do transfer and convey unto the said Matthew W. Schene and Lucy D. Jenkins, both unmarried, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being part of block No. 5 on the Realty Savings Bank and Trust Co. Revised Plan of West Extension of Charlotte Park Company's First Addition to Nashville, as of record in Book 421, Page 18, Register's Office for said County, described as follows:

Beginning on the northerly margin of Elkins Avenue, formerly Second Avenue, 210 feet easterly from the easterly margin of 54th Avenue North, formerly Richland Avenue, being Joseph W. Sadler and wife's southeast corner; thence with their easterly line, northerly 150 feet, thence easterly parallel with Elkins Avenue, 60 feet; thence southerly parallel with the first line, 150 feet to the northerly margin of said Avenue; thence with the northerly margin of said Avenue, westerly 60 feet to the beginning.

Being the same property conveyed to Frank C. Adair and wife, Flora S. Adair by deed from L. Gordon Sullivan and wife, Beulah Rollins Sullivan of record in Book 1726, Page 1, said Register's Office for said County. The said Frank C. Adair having sinced died.

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

This is improved property, known as: **5312 Elkins Avenue, Nashville, TN**

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.

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.

Witness our hands this 21 day of September, 1987.

Flora S. Adair

Flora S. Adair

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 Flora S. Adair, an unmarried widow, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of September, 1987.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-17-88

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $59,000.

Marlene W. Schene
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 24th DAY OF September, 1987.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
7-17-88

68913

IDENTIFICATION REFERENCE

SEP 28 8 17 AM '87

DAVIDSON COUNTY, TN

This instrument was prepared by:

Rick M. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211

(615) 833-5858

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7363 PAGE 295

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

590000.00- CAMT.
165.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 171.70-
6836A09/28/07 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 8 9 1 3

IDENTIFICATION REFERENCE

SEP 28 8 17 AM '07

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 20409