This Instrument Prepared Without Title Search
From Documents and Information Provided By the Grantee, By:
JOHN T. GWIN, ATTORNEY AT LAW
225 Lebanon Road
P. O. Box 425
Mt. Juliet, TN 37122

BOOK 7440 PAGE 229

ADDRESS NEW OWNER:
G. L. WAYNICK
506 Woodland Dr
Mt Juliet Tn, 37122

Mail

SEND TAX BILLS:
*New Owner*

MORTGAGEE:
NONE

MAP AND PARCEL:
Map 81-2
Parcel 105

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, CLARA MAI LUTTRELL, (now Pearson), hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto G. L. WAYNICK, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Known as part of lots number 325 and 326 in McGavocks Plan of Lots as registered in Book 162, Page 169, of the Register's Office of Davidson County, Tennessee, and said parts of said lots front 50 feet on the north side of Scott Street and runs back northwardly and between parallel lines 100 feet to the line of Lot 324 in said plan and begins 50 feet east of the north east corner of Scott and Wetmore Streets and runs thence in an eastward direction and along the northern margin of said Scott Street 50 feet to a point, thence northwardly 100 feet to the line of Lot 324 in said plan; thence westwardly and along the line dividing said lot 325 from lot 324-50 feet to a point 50 feet East of Wetmore Street, thence southwardly 100 feet to the beginning corner on said Scott Street.

Being the same property conveyed to Clara Mai Luttrell (now Pearson) by deed from Ethel Irene Smith, unmarried, dated July 29, 1946, as of record in Book 1416, page 163, Register's Office for Davidson County, Tennessee. Robert F. Pearson, husband of Clara Mai Luttrell Pearson, joins in this conveyance to convey any marital interest he may have in the subject property.

This is unimproved property known as 1020 Garfield, Nashville, Tennessee _____.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including those facts, conditions and limitations shown on the plat of record in Book 162, page 169, said Register's Office.

03CHECK 13.50

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said G. L. WAYNICK, his heirs and assigns, forever; and I, CLARA MAI LUTTRELL do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.



Witness my hand this the 31 day of December, 1987.

Clara Mai Luttrell Pearson — Robert F Pearson

CLARA MAI LUTTRELL, now Pearson — ROBERT F. PEARSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named CLARA MAI LUTTRELL, now Pearson, and husband, ROBERT F. PEARSON, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 31st day of December, 1987.

Susan E. Bibb
NOTARY PUBLIC

My Commission Expires: 3-11-1990

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $2,500.00.

B.L. Waynick
AFFIANT

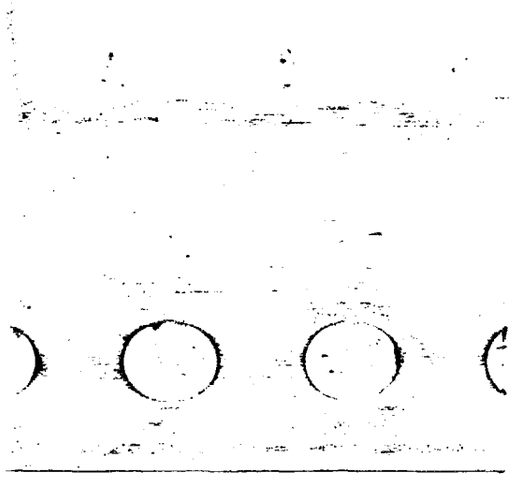
Subscribed and sworn to before me
this 31st day of December, 1987.

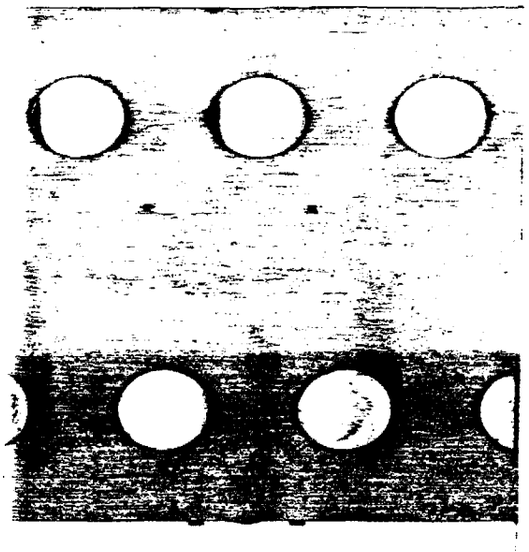
B. Edwards - Dep. Reg
~~NOTARY PUBLIC~~
~~My Commission Expires:~~ _____

IDENTIFICATION REFERENCE

DEC 31 2 09 PM '87
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

9 4 7 3 1





**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7446 PAGE 231

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

| | |
|---|---|
| CAMT | 2500.00 |
| CON TX | 7.00 |
| PRFEE | 0.50 |
| WDEED | 6.00 |
| TOTAL | 13.50 |
| CHECK | 13.50 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 4868

9.4.7.3 I.

IDENTIFICATION REFERENCE

DEC 31 2 03 PM '97

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 49926