File #6823

FILE BOX 38

WARRANTY DEED

BOOK 7559 PAGE 273

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 330
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WILLIAM G. WEST	FREEMAN WEBB MORTGAGE	MAP 105-13
(NAME)	(NAME)	
1205 Elmwood Avenue	2205 State Street	PAREL 125
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37212	Nashville, Tennessee 37203	FBN 24W11320
(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, ESSIE T. BATTLE, individually*and ESSIE TARKINGTON BATTLE, TRUSTEE FOR SETH W. TARKINGTON

*unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM G. WEST, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 the westerly part of Lot No. 13 on the Belmont Land Company's Plan of Lots, called Belmont Heights, of record in Book 421, page 34, Register's Office for said County, as follows:

Beginning at the southeast corner of Elmwood Avenue and the First public alley west of 12th Avenue South; thence with the southerly margin of Elmwood Avenue, easterly 65 feet more or less, to the westerly margin of a private alley; thence with the westerly margin of said alley, southerly 194 feet to the line between Lots 13 and 14; thence with said line, westerly 66.1 feet, more or less, to said public alley; thence with said alley, northerly 194 feet to the beginning.

Being the same property conveyed to Essie Tarkington Battle, Trustee for Seth W. Tarkington by deed from Seth W. Tarkington, unmarried of record in Book 3794, page 627, said Register's Office. The beneficiary under said Trust, Seth W. Tarkington, having convyed his interest in said property to Essie T. Battle by Quitclaim Deed of record in Book 4976, page 653, said Register's Office.

Essie Tarkington Battle being one and the same as Essie T. Battle.

This conveyance is made subject to: (1) 1988 Taxes, which have been prorated and assumed by the Grantee(s); and (2) All matters appearing on the Plan of record in Plat Book 421, page 34, said Register's Office.

05:15 06/01 0501 03CHECK 160.50

unimproved (XX)
This is improved ( ) property, known as 1205 Elmwood Avenue, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 25th day of May, 1988

Essie T Battle
ESSIE T. BATTLE, individually

Essie Tarkington Battle, Trustee
ESSIE TARKINGTON BATTLE, TRUSTEE
FOR SETH W. TARKINGTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7559 PAGE 274

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ESSIE T. BATTLE, individually, unmarried,

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

Witness my hand at office, this 25th day of May, 19 88.

My commission expires 3/11/1991 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ 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 _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Essie Tarkington Battle, Trustee for Seth W. Tarkington, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 25th day of May, 1988.

Notary Public

My commission expires: 3-11-1991

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF May, 1988

MY COMMISSION EXPIRES: 3-11-1991 Notary Public
(AFFIX SEAL)

35615
WARRANTY DEED

FROM
IDENTIFYING REFERENCE

ESSIE T. BATTLE, individually, unmarried, and ESSIE TARKINGTON BATTLE, TRUSTEE FOR SETH W. TARKINGTON

TO

WILLIAM G. WEST, unmarried

RECEIVED FOR RECORD
JUN 1 2 35 PM '88
DAVIDSON COUNTY, TN.

RETURN TO:
FILE BOX 38

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7559 PAGE 275

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	55000.00
CON TX	154.00
PRFEE	0.50
WDEED	6.00
TOTAL	160.50
CHECK	160.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 0315

3561.5

IDENTIFY REFERENCE

Jun 1 2 35 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 97224