6447

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
LEONARD FERRELL ET UX	SAME	15DZ 54465
(NAME)	(NAME)	
2100 Stratford Avenue		72-12-95
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

BOOK 7563 PAGE 487

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 ---------- ---------- ($10.00) DOLLARS cash in hand paid by the within named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged,

1715 06/06 0101 03548[illegible] 140.[illegible]

I, ELSIE NIVENS,

have bargained and sold, and by these presents do transfer and convey unto the said LEONARD FERRELL AND WIFE, MABEL FERRELL

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 67 on the Map of Dalewood, Section One, in Book 1424, page 108, Register's Office for said County, to which Plan reference is here made for a more complete description of said lot.

Being the same property conveyed to Wayne Nivens and wife, Elsie Nivens, by deed from Ali Fouladi and wife, Sarah Fouladi, of record in Book 6150, page 248, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 6244, page 241, said Register's Office, the said Wayne Nivens conveyed all his right, title and interest in subject property to Elsie Nivens.

Wayne Nivens joins in this conveyance for the sole purpose of relinquishing any marital rights he may have in subject property by virtue of marraige to Elsie Nivens.

3683.5.

IDENTIFICATION REFERENCE

JUN 6 10 27 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 2100 Stratford Avenue (House Number) (Street)
Nashville, TN (P.O. Address) (City or Town) (Zip Code)

To have and to hold the said trade 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 31st day of May, 19 88

Elsie Nivens — Elsie Nivens

Wayne Nivens — Wayne Nivens

BOOK 7563 PAGE 488

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State Elsie Nivens and husband, Wayne Nivens

the within named bargainor s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seat at Madison Tennessee, this 31st day of May, 19 88.

Notary Public

Commission expires 7-17-88

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that _____ he as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seat, at office in _____ this _____ day of _____, 19 ___.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration for this transfer or value of property (whichever is greater) is $47,900.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Mabel Ferrell

Sworn to and subscribed before me this 31st day of May, 19 88

My commission expires 7-17-88 Notary Public

NOTARY PUBLIC AT LARGE

RETURN TO: WILLIAM D. CASTLEMAN, ATTORNEY 101 CUMBERLAND AVENUE MADISON, TN 37115

This instrument was prepared by:

Name	Address

WARRANTY DEED

FROM
ELSIE NIVENS

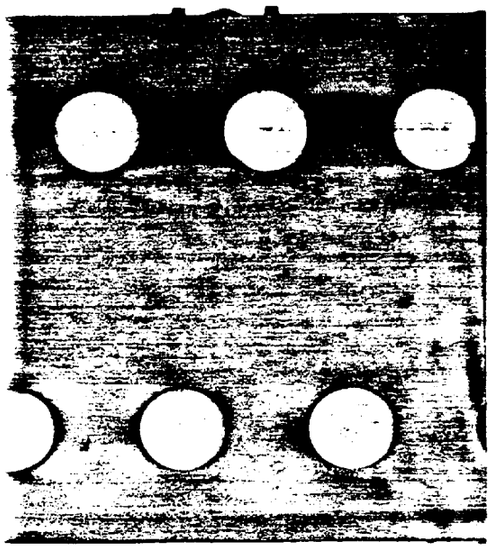
TO
LEONARD FERRELL ET UX

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

AREA CODE 615
TELEPHONE 865-4750

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

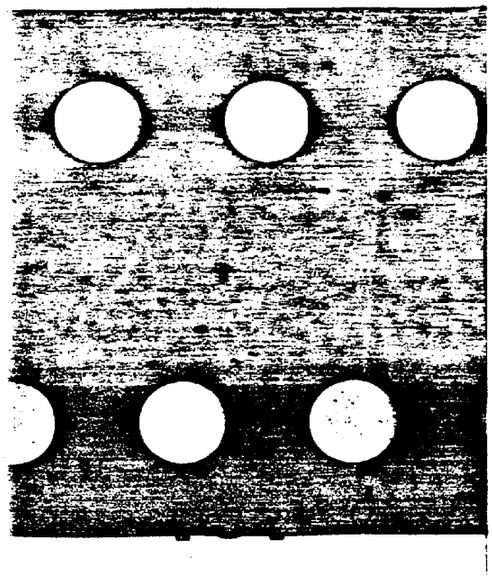
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 47900.00
CON TX 134.12
PRFEE 0.50
WDEED 6.00
TOTAL 140.62
CHECK 140.62

06/06/88 01 10:27 0001 1715



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

368.35

IDENTIF. REFERENCE

JUN 6 10 27 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 98596