BOOK 7581 PAGE 553

STATE OF TENNESSEE
COUNTY OF SUMNER }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF June, 19 88

Notary Public

MY COMMISSION EXPIRES 12/29/90

(AFFIX SEAL)

NOTARY PUBLIC SUMNER COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

AMERICAN ESCROW COMPANY, 111 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077

NAME ADDRESS

| ADDRESS NEW OWNER(S) AS FOLLOWS: | ~~MORTGAGEE~~: | MAP-PARCEL NUMBERS |
|---|---|---|
| ALFRED FARRAGUT JAMES | SEND TAX BILLS TO NEW OWNER | 23W 7915 |
| (NAME) 1406 Gartland Avenue | (NAME) P.O. Box 121383 | 83-9-336 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37206 | (STREET ADDRESS) Nashville, TN 37212 | |
| (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, MARY E. LEGLER, a widow, and EUGENE LEGLER, JR.,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALFRED FARRAGUT JAMES and wife, MARY-ANN BRANDON JAMES,

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. 85 on the plan of the subdivision of LINDSLEY 29 ACRE TRACT, of record in Book 57, Page 66, Register's Office for said County. SAID Lot 85 fronts 50 feet on the southerly side of GARTLAND AVENUE and runs back between parallel lines 150 feet to an alley in the rear.

BEING the same property conveyed to Mary E. Legler for life and then to Eugene Legler, Jr. by deed of record in Book 6716, Page 545, Register's Office for Davidson County, Tennessee.

MARION LEGLER, spouse of Eugene Legler, Jr., joins in this conveyance for the express purpose of conveying any and all right, title and interest, including marital and homestead rights, which she may have in the hereinabove described property unto the Grantees.

43290

IDENTIFICATION REFERENCE

JUN 23 12 58 PM '88

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

9236 06/23 0101 03CHECK 135.30

This is improved property, known as 1406 Gartland Avenue, Nashville, TN 37206
(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 our hand s this 21st day of June, 19 88

Mary E. Legler
MARY E. LEGLER, a WIDOW

Eugene Legler, Jr.
EUGENE LEGLER, JR.

Marion Legler
MARION LEGLER

STATE OF TENNESSEE
County of SUMNER

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Personally appeared before me, MARY E. LEGLER, a widow, and
EUGENE LEGLER, JR. and wife, MARION LEGLER
with whom I am personally acquainted, and who acknowledged that ~~he~~ they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of June, 19 88

Commission expires 12/29/90

Notary Public W. K. Georgas, Jr.

STATE OF TENNESSEE
County of

Personally appeared before me,

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 _____ 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

Commission expires

Notary Public

# WARRANTY DEED

FROM

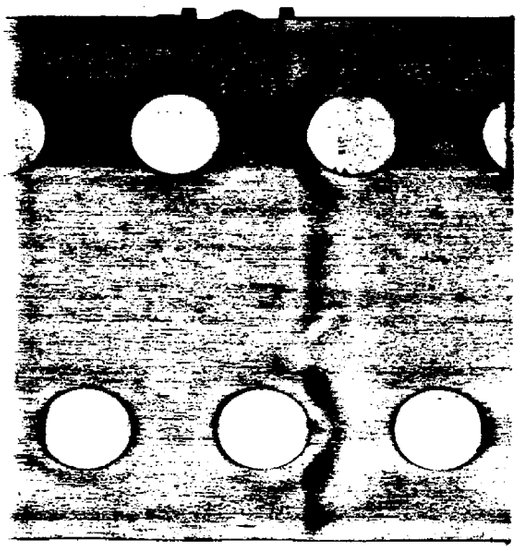
MARY E. LEGLER, a widow, and

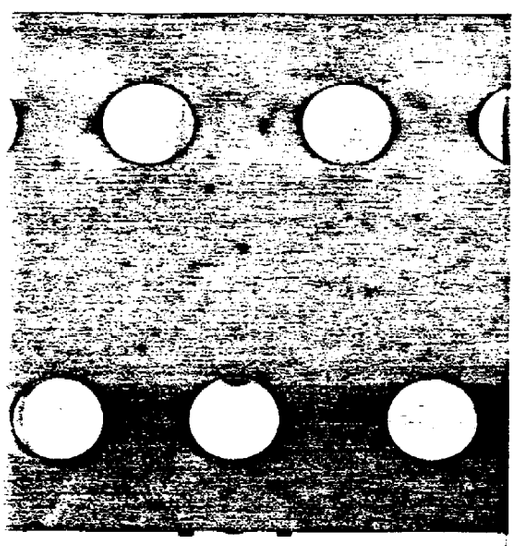
EUGENE LEGLER, JR. et ux

TO

ALFRED FARRAGUT JAMES et ux

PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
P.O. Box 1733
Hendersonville, TN 37077





**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 46000.00 |
| | | | | CON TX 128.80 |
| | | | | PRFEE 0.50 |
| | | | | WDEED 6.00 |
| | | | | TOTAL 135.30 |
| | | | | CHECK 135.30 |
| 06/23/88 | 01 | | | 13:01 0001 9236 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43290

IDENTIFT REFERENCE

JUN 23 12 58 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 106022