ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
John R. Little etux	SAME	103-4
(NAME)	(NAME)	Par 78 1st
4205 Idaho Ave.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37209		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 7628 PAGE 765

For and in consideration of the sum of ($10.00) DOLLARS

cash in hand paid by the Grantors hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, James Albert Singleton and wife, Dorothy Trevor Singleton

7910 08/17 0101 03CHECK 268.85

have bargained and sold, and by these presents do transfer and convey unto the said John R. Little and wife, Thelma Little

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

Being Lot No. 106 of Block No. 6 on the plan of Charlotte Park Company's First Addition to Nashville, as of record in Book 57, page 103, Register's Office for said County.

Said lot No. 106 fronts 50 feet on the southerly side of Idaho, formerly 5th Avenue, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to James Albert Singleton and wife, Dorothy Trevor Singleton, by deed from John C. Grimes and wife, Eula B. Grimes, of record in book 1417, page 483, Register's Office for Davidson County, Tennessee.

59430

AUG 17 10 57 AM '88

unimproved ( )
This is improved (X) property known as 4205 Idaho Avenue, Nashville, Tn. 37209
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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 12TH day of August, 1988.

X James Albert Singleton

X Dorothy Trevor Singleton

INDIVIDUAL ACKNOWLEDGEMENT

BOOK 7628 PAGE 766

State of Tenneesee

County of Davidson

Personally appeared before me, H. B. Duncan, a Notary Public of said county, James Albert Singleton and wife, Dorothy Trevor Singleton

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 purpose therein contained.

WITNESS my hand, at office, this 12TH day of August, 1988

H.B. Duncan
NOTARY PUBLIC

My commission expires:
9-11-90

CORPORATE ACKNOWLEDGEMENT

State of

County of

Before me, 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 himself to be President (or other officer authorized to execute the instrument) 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 himself as .

WITNESS my hand and seal, at office in ,
this day of , 19

NOTARY PUBLIC

My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 79,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

James A Singleton

Sworn to and subscribed before me
this 12TH day of August, 1988

My commission expires 9-11-90 Notary Public H.B. Duncan

This instrument was prepared by

Jimmy A. Duncan, Atty., 4904 Charlotte Ave., Nashville, Tn. 37209

Name | Address

WARRANTY DEED

FROM

James Albert Singleton

and wife, Dorothy R. Singleton

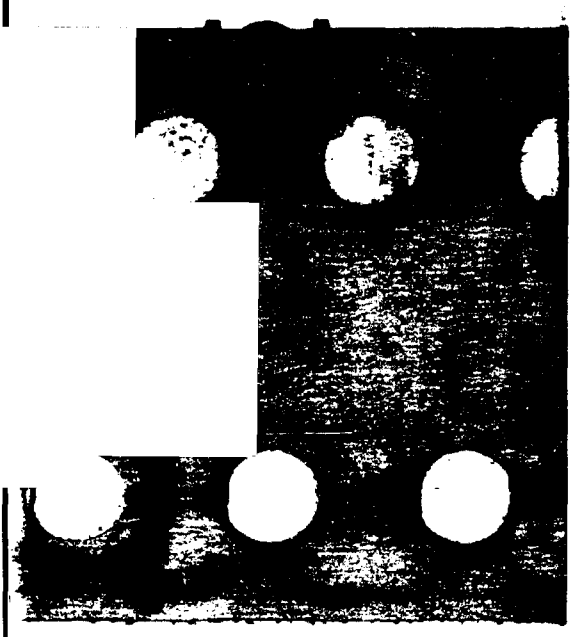
TO

John R. Little and wife,

Thelma Little

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

Mail to:
Duncan Realty Co
4904 Charlotte Ave
Nashville, Tenn.
37209



OFFICIAL RECEIPT

FELIX Z. WILSON II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

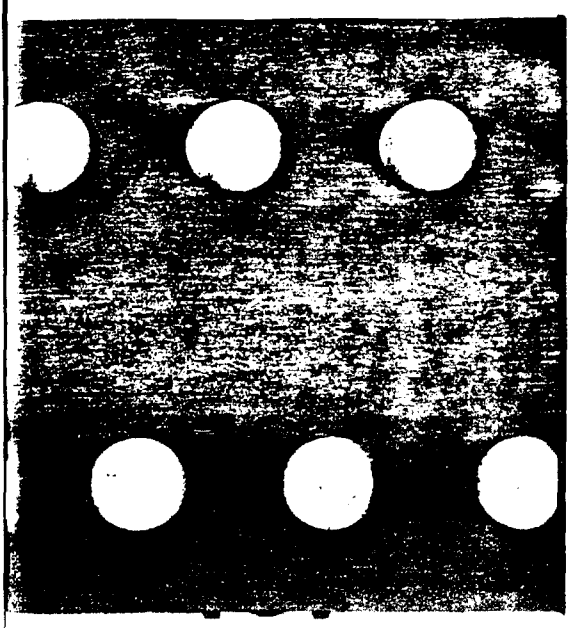
FOR BOOK 7628 PAGE 767

CO - CONVEYANCE	CR - CORRECTION DEED	MI - MISCELLANEOUS	
MO - MORTGAGE	RE - RELEASE	CT TAX - STATE TAX CONVEY	
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MT TAX - STATE TAX MORT	
TD - TRUST DEED		PRFEE - PROBATE FEE	

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 79500.00
CON TX 262.35
PRFEE 0.50
WDEED 6.00
TOTAL 268.85
CHECK 268.85

08/17/88 01 10:58 0001 7910



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

59430

AUG 17 10 57 AM '88

No. 124456