RUSH

OCT 6 3 17 PM '98

PAUL Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

7.4246

Prepared by:
THE LAW OFFICE OF
GEORGE H. THOMPSON, III
112 Stahlman Building
Nashville, Tennessee 37201

ADDRESS OF NEW OWNER:
Antonio Turner
2108 Osage
Nashville, TN 37208

SEND TAX BILLS TO:
Same

MAP 81-14
Parcel 111
02W 37685

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF **FIVE THOUSAND $5,000.00) DOLLARS, BEN DICKERSON,** and **JOE SMELLEY, JERRY SMELLEY** and **LUCINDA SMELLEY BIRDINE,** heirs-at-law of **ORA SMELLEY,** GRANTORS, have bargained and sold, and by these presents do transfer and convey unto the said **ANTONIO TURNER,** GRANTEE herein, his heirs and assigns certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

BEING the south 40 feet of the north 97.5 feet of Lot No. 9 on the Map of Georgia Industrial Realty Company of record in Book 421, Page 188, Register's Office for Davidson County, Tennessee.

SAID part of said lot fronts 40 feet on the westerly side of 23rd Avenue North and runs back between parallel lines 210 feet to the east line of Lot No. 16.

INCLUDED in the above description but **EXCLUDED** therefrom is the property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, in Book 5781, Page 711, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Ora Smelley and Ben Dickerson, by deed from Phil Cohen and wife, Sara K. Cohen and Gilbert Lee Cohen of record in Book 4259, Page 853, Register's Office for Davidson County, Tennessee. The said Ora Smelley having since died, this conveyance is being made by Joe Smelley, Jerry Smelley and Lucinda Smelley Birdine, all heirs-at-law of Ora Smelley. This conveyance is also being joined in by Algia Mai Dickerson, wife of Ben Dickerson, for the purpose of conveying any and all rights and interests she may have in said property by virtue of marriage to the said Ben Dickerson.

This is unimproved property known as 1601 23rd Avenue, North, Nashville, Tennessee 37208.

TO have and to hold the said tracts and parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, his heirs and assigns, forever. And GRANTORS do covenant with the said GRANTEE that GRANTORS are lawfully seized an possessed of said land in fee simple, have good right to convey it, and the same is unencumbered, unless otherwise herein set out. And they do further covenant and bind themselves, their 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.

WITNESS our hands this 6th day of October, 1988.

Ben Dickerson
BEN DICKERSON

Joe Smelley
JOE SMELLEY

Algia Mai Dickerson
ALGIA MAI DICKERSON

Jerry Smelley
JERRY SMELLEY

Lucinda Birdine
LUCINDA SMELLEY BIRDINE

4735 10/06 0101 03CHECK 23.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BEN DICKERSON** and wife, **ALGIA MAI DICKERSON**, and **JOE SMELLEY, JERRY SMELLEY** and **LUCINDA SMELLEY BIRDINE**, 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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 6th day of October, 1988.

Carroll Sumner
NOTARY PUBLIC My Commission Expires: 5-20-1992

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **FIVE THOUSAND ($5,000.00) DOLLARS.** This is equal to or greater than the property would bring at a fair and voluntary sale.

Lucinda Birdine
AFFIANT

SWORN to and **SUBSCRIBED** before me this 6th day of October, 1988.

Carroll Sumner
NOTARY PUBLIC My Commission Expires: 5-20-1992

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7671 PAGE 983

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 5000.00
CON TX 16.50
PRFEE 0.50
WDEED 6.00
TOTAL 23.00
CHECK 23.00

10/06/88 01 15:20 0001 4735

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.4246

IDENTIFICATION REFERENCE

OCT 6 3 17 PM '88
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.141565