Bk 53

FORM No. WD-1

BOOK 7679 PAGE 610

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF October 19 88

Notary Public

MY COMMISSION EXPIRES: 8/8/88

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

THIS INSTRUMENT PREPARED BY
VICKY V. KLEIN, ATTORNEY — 405 Two Mile Pike — Goodlettsville, Tennessee 37072

| NAME | ADDRESS | |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: MORTGAGEE | MAP-PARCEL NUMBERS |
| PACE REALTY INC. | SAME | MAP 94-01 |
| (NAME) | (NAME) | |
| 3233 Elm Hill Pike | | PARCEL |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 470 |
| Nashville Tn 37214 | | |
| (CITY) (STATE) (P O ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, NANCY FANN, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PACE REALTY, INC.

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. 54 on the Map of Shelby Village No. Two, as of record in Book 1835, page 48, Register's Office for said County.

Said Lot No. 54 fronts 60 feet on the south side of Electric Avenue and runs back between lines, 115.1 feet on the east line and 115.5 feet on the west line, to a dead line in the rear, measuring 60 feet thereon.

Being the same property conveyed to Nancy Fann by deed of record in Book 2304, page 135, Register's Office for Davidson County, Tennessee.

7.6 9 7 7.

IDENTIFICATION REFERENCE

Oct 18 11 16 AM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

7894 10/18 0101 03CHECK 98-90

unimproved (XX) property, known as 1420 Electric Avenue, Nashville, Tennessee
This is improved ( ) property, known as

(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 heir 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 covey 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 my hand this 14th day of October, 19 88

Nancy Fann
NANCY FANN

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named NANCY FANN

the bargainor _____, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 14th day of October 19 88

Commission expires 3/8/89

Notary Public

LYN CLIFFS NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19 _____

My commission expires _____

Notary Public

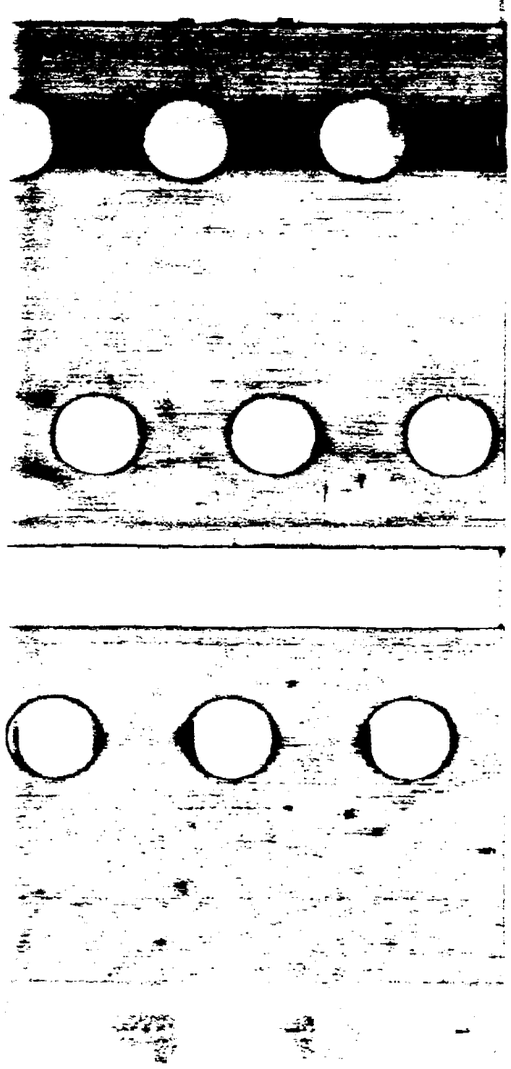
WARRANTY DEED

FROM

TO

RETURN TO:

EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072



**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 | 28000.00 |
| CON TX | 92.40 |
| PRFEE | 0.50 |
| MDEED | 6.00 |
| TOTAL | 98.90 |
| CHECK | 98.90 |

10/18/88 01 11:20 0001 7894

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

76977

IDENTIFI REFERENCE

OCT 18 11 16 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

**No.** 144671