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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,900.00
Ricky L. Patton
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF October 1988
Notary Public
MY COMMISSION EXPIRES: 5/13/89
(AFFIX SEAL)

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP-PARCEL NUMBERS
Ricky L. Patton and Sheila Harding	Same	Map 94-2
(NAME)	(NAME)	.
1715 Electric Avenue		Par 74
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	23W-01060
Nashville, TN 37206		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (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. Ann Hensley, devisee of the will of Bertha H. Pace

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ricky L. Patton and Sheila Harding as tenants in common with right of survivorship

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:

BEING Lot 53 on the Plan of the United Electric Railway Company's Addition, as of record in Book 161, page 8, Register's Office for Davidson County, Tennessee.

SAID Lot No. 53 fronts 50 feet on the northerly side of Electric Avenue and extends back between parallel lines with the westerly margin of South 18th Street, 150 feet to an alley.

BEING the same property conveyed to T. C. Pace and wife, Bertha H. Pace by deed from Raymond Clark and wife, Lucile C. Clark of record in Book 3127, page 218, Register's Office for Davidson County, Tennessee. The said T. C. Clark having since died, the said Bertha H. Pace being the surviving tenant by entirety. The said Bertha H. Pace having since died and the said Ann Hensley is the devisee of the Will recorded with the Probate Clerk for Davidson County, Tennessee.

This conveyance subject to such easements, setback lines and Restrictive Covenants of record in Register's Office for Davidson County, Tennessee.

Taxes for 1988 have been pro-rated and paid.

0639 10/25 0101 03CHECK 95.27

James E. Hensley joins in the execution of this instrument for the sole purpose of conveying any marital interest in said property.

Ann P. Hensley and Ann Hensley are one and the same person

unimproved ( )
This is improved (X) property, known as 1715 Electric 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 Whereever 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 24th day of October, 1988

Ann Hensley
Ann Hensley

James E. Hensley
James E. Hensley

STATE OF TENNESSEE }
Davidson COUNTY }

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Personally appeared before me, Ann Hensley and James E. Hensley
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand, at office, this _____ day of October 19 88.

My Commission Expires 5/13/89

Notary Public

(AFFIX SEAL)

_____ STATE OF TENNESSEE }
_____ COUNTY }

Personally appeared before me, _____
(Name of officer) (Offical capacity of officer)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the

_____
("attorney-in-fact" or "president" or "general partner")

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_____.

My Commission Expires _____

Notary Public

(AFFIX SEAL)

WARRANTY DEED

FROM
Ann Hensley

TO
Ricky L. Patton and Sheila Harding

7.9.4.1.

IDENTIFICATION REFERENCE

OCT 25 11 03 AM '88
FELIX Z. WILSON JT REGISTER
DAVIDSON COUNTY, TN

This form compliments of:

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679

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	26900.00
CON TX	88.77
PRFEE	0.50
WDEED	6.00
TOTAL	95.27
CHECK	95.27

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 0639

7.9.4.1.

IDENTIFICATION REFERENCE

Oct 25 11 03 AM '88

FELIX Z. WILSON EX REGISTER
DAVIDSON COUNTY, TN

No. 147387