BOOK 7690 PAGE 423

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,500.00

Jessie Neahaus
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF October, 19 88

Notary Public

MY COMMISSION EXPIRES: 12/29/90
(AFFIX SEAL)

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 |
|---|---|---|
| JESSIE NEAHAUS | SEND TAX BILLS TO NEW OWNER | 53-3-267 |
| 809 (NAME) Hooky Dr. ~~1403 Overton Street~~ | (NAME) | 4D 44955 |
| (STREET ADDRESS OR ROUTE NUMBER) Old Hickory, TN 37138 | (STREET ADDRESS) | |
| (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, ANNIE A. WARREN and ANNA B. GREER, CO-EXECUTRIXES OF THE ESTATE OF REUBEN J. WARREN, deceased,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JESSIE NEAHAUS, unmarried,

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 No. 150, Section B, Village of Old Hickory, as shown on Plan recorded 7/16/48 in Book 1424, Page 67, Register's Office for Davidson County, Tennessee; fronting 51.9 feet on OVERTON STREET, containing 0.11 acres, more or less.

SUBJECT TO AND OR RESERVING ONE (1) PERMANENT EASEMENT ten (10) feet wide for utilities and all rights in connection with said easement including the ingress and egress over the property herein conveyed for servicing easement, are expressly reserved, all as shown on said recorded plan which is made a part of this description by reference thereto.

BEING the same property conveyed to Reuben J. Warren and wife, Ida J. Warren by deed of record in Book 1780, Page 354, Register's Office for Davidson County, Tennessee; the said Ida J. Warren died on 3/19/71 in Davidson County, Tennessee, the said Reuben J. Warren died on 6/12/73 in Davidson County, Tennessee, and this conveyance is made by the Co-Executrixes of the Estate of Reuben J. Warren, deceased, in accordance with the terms and conditions of the Last Will and Testament of the said Reuben J. Warren, File No. 58782, Minute Book 227, Page 497, of the Probate Court for Davidson County, Tennessee. Annie A. Warren, the widow of Reuben J. Warren, joins in this conveyance for the express purpose of conveying any and all of her right, title and interest, including all marital and homestead rights, unto the named Grantee.

~~unimproved~~ XXXXX This is improved property, known as 1403 Overton Street, Old Hickory, TN 37138
(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 28th day of October, 19 88

Annie A Warren
ANNIE A. WARREN, CO-EXECUTRIX:

Annie A Warren
ANNIE A. WARREN, INDIVIDUALLY:

Anna B Greer
ANNA B. GREER, CO-EXECUTRIX
ESTATE OF REUBEN J. WARREN, deceased

BOOK 7690 PAGE 424

STATE OF TENNESSEE
County of DAVIDSON

Personally appeared before me, Annie A. Warren and Anna B. Greer, Co-Executrixes of the Estate of Reuben J. Warren, deceased, and Annie A. Warren, Individually, 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 28th day of October, 19 88.

Commission expires 12/29/90

W. K. Georgas, Jr., Notary Public

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

80936

IDENTIFICATION REFERENCE

Oct 31 10 14 AM '88

2397 10/31 0101 03CHECK 156.65

# WARRANTY DEED

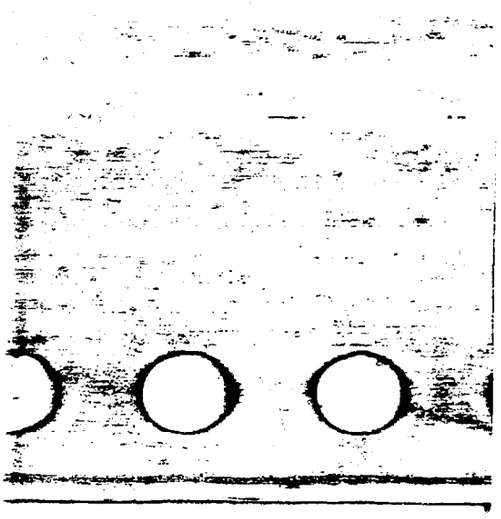
FROM

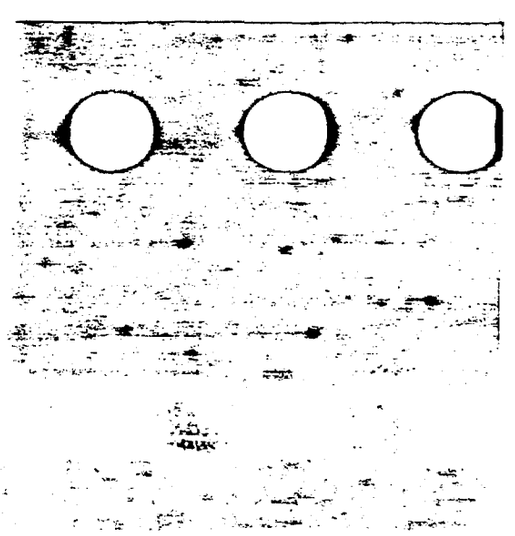
ESTATE OF REUBEN J. WARREN

TO

JESSIE NEAHAUS, unmarried

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 _____

BOOK 7690 PAGE 425

| | | |
|---|---|---|
| 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 45500.00
CON TX 150.15
PRFEE 0.50
WDEED 6.00
TOTAL 156.65
CHECK 156.65

10/31/88 01 10:15 0001 2397

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80936

IDENTIFICATION REFERENCE

OCT 31 10 14 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 149120