Book 94

BOOK 7727 PAGE 531

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,000.00

Janie M. Gray
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF December 1988

Jane W. Floyd
Notary Public

MY COMMISSION EXPIRES: 5/13/89

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

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
Ivey & Janie M. Gray (NAME)	Same (NAME)	81-7
1052 2nd Avenue South (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 314
Nashville, TN 37210 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	02W-23395

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. Mattye W. Ewing, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ivey Gray and wife, Janie M. Gray

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. 17 on the Map of W. S. Settle's Subdivision of Lot No. 7 of the Woodard Property, of record in Book 57, page 132, Register's Office for Davidson County, Tennessee.

SAID Lot No. 17 fronts 50 feet on the easterly side of 14th Avenue, North, formerly Alberta Avenue, and runs back between parallel lines 140 feet to an alley.

BEING the same property conveyed to Baxter Ewing and wife, Mattye W. Ewing by deed from Randall Everett Young and wife, Juanita Young, of record in Book 3254, page 57, Register's Office for Davidson County, Tennessee. The said parties having since been divorced and the property is vested in Mattye W. Ewing by Divorce Decree of record in Minute Book 115A, page 770, Third Circuit Court 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 assumed by Grantee(s).

7503 12/14 0101 03CHECK 56.00

unimproved ( )
This is improved (X) property, known as 1816 14th Avenue North (House Number) (Street) Nashville, TN 37208 (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 13th day of December, 1988

Mattye W. Ewing
Mattye W. Ewing

STATE OF TENNESSEE }
Davidson COUNTY }

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Personally appeared before me, Mattye W. Ewing
(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 13th day of December 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
Mattye W. Ewing

TO
Ivey Gray and wife,
Janie M. Gray

This form compliments of:

title escrow, inc.

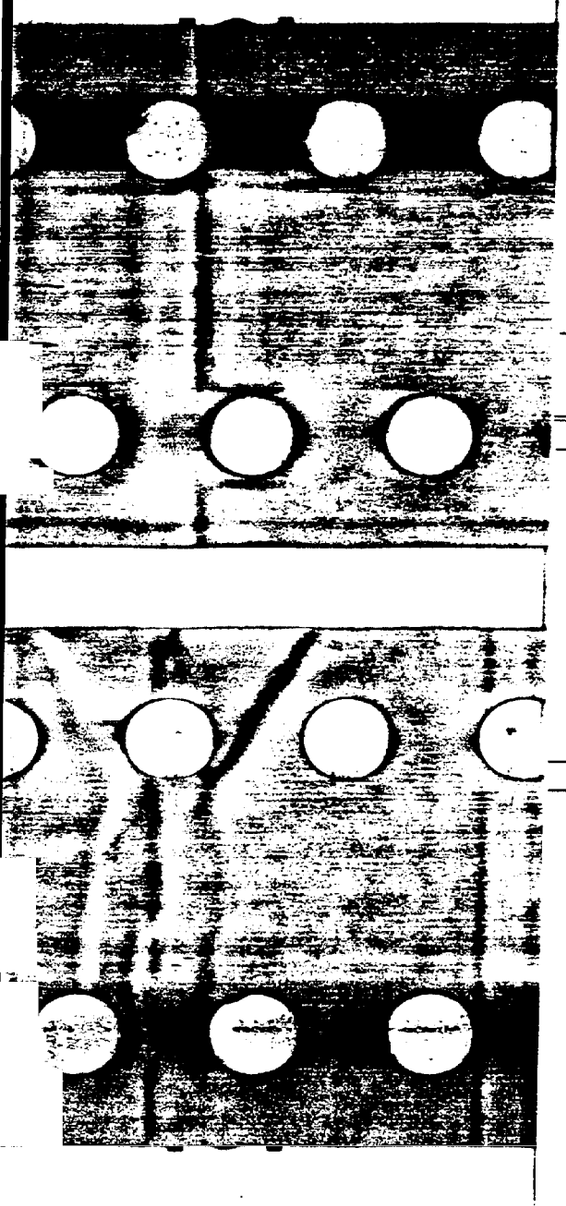
suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679

93590

IDENTIFICATION

DEC 14 12 51 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN



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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 15000.00
CON TX 49.50
PRFEE 0.50
WDEED 6.00
TOTAL 56.00
CHECK 56.00

12/14/88 01 12:51 0001 7503

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93590.

IDENTIF. REFFRENCE

Dec 14 12 52 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 163682