Bay 20

| ADDRESS NEW OWNERS | SEND TAX BILLS TO | MAP-PAR NO. |
|---|---|---|
| Ray A. Sharp and wife,<br>Janet F. Sharp<br>5505 California Avenue<br>Nashville, TN 37209 | Atlantic Coast Mortgage Co.<br>3975 University Drive<br>Fairfax, VA 22030 | MAP 91-2<br>PARCEL 319<br>FB# 12W23070 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of a certain Deed of Trust of record in Book 7090, Page 138, Register's Office for Davidson County, Tennessee, to secure to Atlantic Coast Mortgage Company, the original principal amount of $31,000.00, payable as therein specified; we, **DENNIS L. WEST, SR. and wife, JULIA A. WEST**, have bargained and sold, and by these presents do transfer and convey unto the said **RAY A. SHARP and wife, JANET F. SHARP**, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lots Nos. 1410 and 1412 of Block 46, Plan No. 2, West Nashville, which is of record in Book 57, Page 172, Register's Office for said County.

SAID Lots adjoin and front together 50 feet on the south side of California Avenue and extend back southwardly between parallel lines 150 feet to an alley.

BEING the same property conveyed to Dennis L. West, Sr. by deed from Charles B. Holmes and Bessie K. Holmes of record in Book 7090, Page 135, said Register's Office for Davidson County, Tennessee.

4281 01/09 0101 03CHECK 126.62

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

This is improved property, known as: 5505 **California Avenue, Nashville, TN 37209**

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.

Whenever 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 hands this 6 day of January, 1989.

Dennis L. West
Dennis L. West, Sr.

Julia A. West
Julia A. West

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7746 PAGE 906

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dennis L. West, Sr. and wife, Julia A. West, the bargainor(s), 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, Tennessee, this 6 day of January, 1989

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-20-92

**********

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $34,406.36

AFFIANT

~~SWORN~~ TO AND SUBSCRIBED BEFORE ME THIS 6 DAY OF January, 19____.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
5-20-92

9981.9

IDENTIFICATION REFERENCE

JAN 9 8 34 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**This instrument was prepared by:**

**Rick M. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211**

**(615) 833-5858**



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

RECEIVED OF _____

FOR _____

BOOK 7746 PAGE 907

| | | |
|---|---|---|
| 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 | 36406.36 |
| | | | CON TX | 120.12 |
| | | | PRFEE | 0.50 |
| | | | WDEED | 6.00 |
| | | | TOTAL | 126.62 |
| | | | CHECK | 126.62 |
| 01/09/89 | 01 | 08:35 0001 | 4281 | |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

99819

IDENTIFICATION REFERENCE

JAN 9 8 34 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 170959