Hermitage Professional Mall
105 Bonnabrook Dr. Suite 207
Hermitage Tn 37076

FROM JAMES R. HOUSE AND WIFE, ARDYCE E. HOUSE

BOOK 7895 PAGE 174

ADDRESS NEW OWNER(S) AS FOLLOWS:
PAUL R. McABEE ET UX 205 Blanchard Place Nashville Tn 37214

SEND TAX BILLS TO:
205 BLANCHARD PLACE, NASHVILLE TN 37214
Same

PREPARED BY:
DOAK & HOLLAND ATTORNEYS 105 BONNABROOK DR. SUITE 207
HERMITAGE TN 37076

MAP-PARCEL NOS:
95-Gr.4
Par. 124

{STATE OF TENNESSEE COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00 Affiant: Gloria F. McAbee

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7-19-89 DATE

John G. Doak NOTARY PUBLIC

2 Feb 1993 COMMISSION EXPIRES

AFFIX SEAL

NOTARY PUBLIC STATE OF TENNESSEE

FOR AND and IN CONSIDERATION OF the sum of Ten Thousand Dollars ($10,000.00)

DOLLARS

and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged

7856 07/24 0101 03CHECK 188.50

JAMES R. HOUSE AND WIFE, ARDYCE E. HOUSE

GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

PAUL R. McABEE AND WIFE, GLORIA F. McABEE

their (his, her, its) heirs, successors 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. 76 on the Plan of Eva-Mar Heights as of record in Book 1424, Page 149, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the westerly margin of Blanchard Place at the corner of Lots Nos. 75 and 76; thence with the line between said two lots westwardly 140 feet to the southeast corner of Lots No. 77; thence with the line between said lots Nos. 76 and 77 northwardly 120 feet to the southwardly margin of Crossfield Drive; thence with same eastwardly 120 feet to the beginning of a curve; thence around said curve with a radius of 20 feet southeastwardly 31.42 feet to the westerly margin of said Blanchard Place; thence with same southwardly 100 feet to the beginning.

BEING the same property conveyed to James R. House and wife, Ardyce E. House by deed from Louis A. Hughes and wfie, Robbie D. Hughes as of record in Book 2445, Page 15, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 1785, Page 631, and in Book 1807, Page 413, Register's Office for Davidson County,Tennessee, and a ten foot easement for public utility purposes along the southerly line of premises, 30 foot building setback lines from Blanchard Place and Crossville Drive, and conditions of owner's Certificate as shown on Plan in Book 1424, Page 149, Register's Office, the letter providing that no lot shall be subdivided, and not then if less area results than established by restrictions on property.

~ unimproved ( )
This is improved (X) property, known as 200 Blanchard Place, Nashville, TN 37214
Number Street City State 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, successors 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 except of record.

AND WE do(es) further covenant and bind OURSELVES AND OUR heirs and representatives, to WARRANT and forever defend the title to the said land to the said GRANTEES THEIR heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS OUR hand S this 19 th day of JULY, 1989

JAMES R. HOUSE: James R. House

ARDYCE E. HOUSE: Ardyce E. House

FELIX P. ... DAVIDSON COUNTY, TN
Jul 24 8 58 AM '89
IDENTIFICATION REFERENCE
51391

{STATE OF TENNESSEE ; COUNTY OF DAVIDSON } (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named JAMES R. HOUSE, ET UX, ARDYCE E. HOUSE

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hermitage City Tennessee State

this 19 day of July 1989

27 March 1993
Comission Expires

John G. Dodd
Notary Public

(AFFIX SEAL)

JOHN G. DODD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

{STATE OF ; COUNTY OF } (Corporate Acknowledgment)

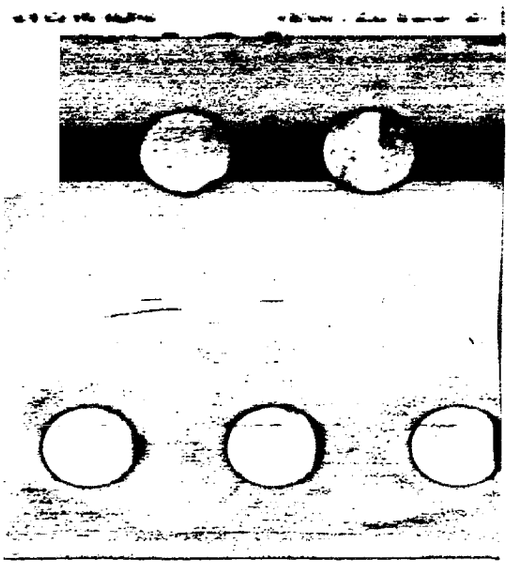
Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared with whom I am personally acquainted, and who, upon oath, acknowledged self to be (Title) of the , a corporation, the within named bargainer, and that he as such (Title) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as (Title)

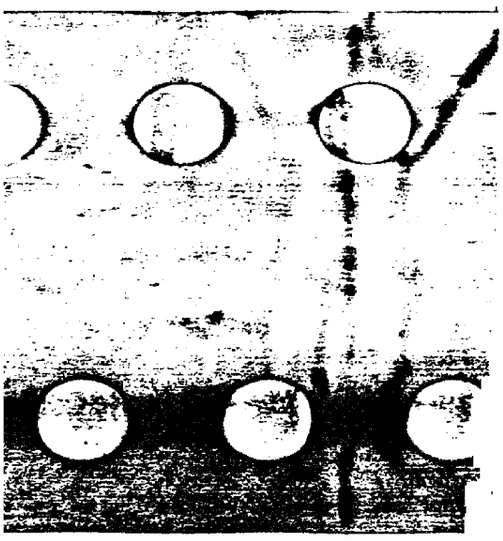
WITNESS my hand and seal, at office in CITY: STATE:

this day of 19

Commission Expires Notary Public

(AFFIX SEAL)





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7895 PAGE 176

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 55000.00
				CON TX 181.50
				PRFEE 1.00
				WDEED 6.00
				TOTAL 188.50
				CHECK 188.50
07/24/89	01			08:58 0001 7856

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5139L

IDENTIFICATION REFERENCE

JUL 24 8 58 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 231496