BL 51

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17,200.00

James W. Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF July, 1989

Notary Public

MY COMMISSION EXPIRES: 5/22/93

(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
James W. Mitchell (NAME)	Same (NAME)	Map. 71-16
1200 North 7th Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 216
Nashville, TN 37207 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	20W-29810

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. Julia Simpson, Mary M. Reed and Margaret M. Noel, the only heirs, and sisters of Emma Grace Blair, deceased.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James W. Mitchell

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. 162 and the northerly 9 feet of Lot 161 on the Plan of Oakwood Park, of record in Book 421, page 12, Register's Office for Davidson County, Tennessee.

SAID Lot No. 162 and the northerly 9 feet of Lot No. 161 front together 39 feet on the easterly side of North 6th Street and run back between parallel lines with the southerly margin of Richardson Avenue 165 feet to an alley.

BEING the same property conveyed to William Nelson Blair and wife, Emma Grace Blair by deed from Lummie W. Kemp and wife, Nora M. Kemp of record in Book 3164, page 224, Register's Office for Davidson County, Tennessee. William Nelson Blair died and property was vested in Emma Grace Blair as remaining tenant by the entirety. The said Emma Grace died January 3, 1986, without a Will and property vested in her three sisters, Julia Simpson, Mary M. Reed and Margaret M. Noel, by the laws of descent and distribution according to Affidavit of record in Book 6806, page 745, Register's Office 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 1989 have been pro-rated and assumed by Grantee(s).

THIS property is conveyed "AS IS" and "WHERE IS"

unimproved ( )
This is improved ( ) property, known as 1125 North 6th Street (House Number) (Street) Nashville, TN (P.O. Address) 37207 (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 our hand s this 21st day of July, 19 89

Julia Simpson — Mary M. Reed — Margaret M. Noel

STATE OF TENNESSEE }
Davidson COUNTY }

BOOK 7897 PAGE 518

Personally appeared before me, Julia Simpson, Mary M. Reed and Margaret M. Noel
(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 t he_y executed the within instrument for the purposes therein contained. Witness my hand, at office, this 22nd day of July 1989.

My Commission Expires 5/22/93

Grace M. Blair
Notary Public

NOTARY PUBLIC LARGE

(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

Heirs of Emma Grace Blair, Julia Simpson, Mary M. Reed and Margaret M. Noel

TO

James W. Mitchell

This form compliments of:

title escrow, inc.

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

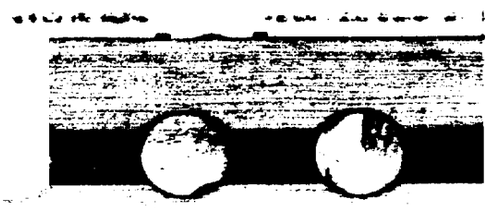
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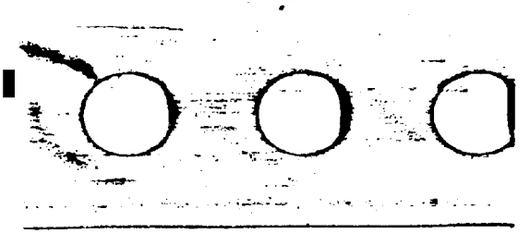
IDENTIFICATION REFERENCE

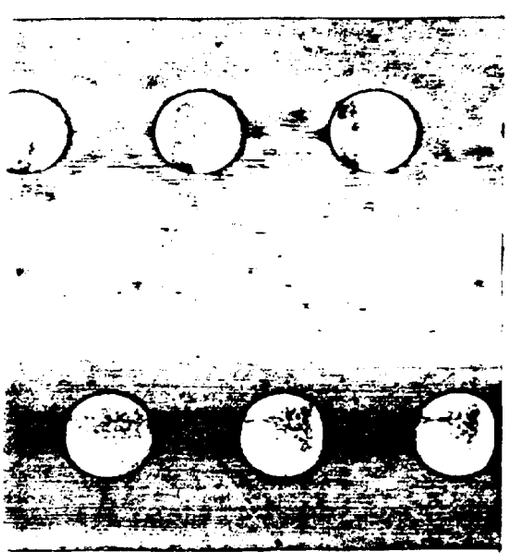
Jul 26 10 21 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

8899 07/26 0101 03CHECK 63.75







OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7897 PAGE 519

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	17200.00
CON TX	56.76
PRFEE	1.00
MDEED	6.00
TOTAL	63.76
CHECK	63.76

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/26/89 01 10:23 0001 8899

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IDENTIFICATION REFERENCE

JUL 26 10 21 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 232524