56436

BOOK 7911 PAGE 146

IDENTIF. TREFERENCE

AUG 9 3 36 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 55,000.00 .

Corazon S. Blanco, Sec./Treas.
Affiant

Subscribed and Sworn to before me on this the 5th day of August, 1989.

J. Greg Hardeman
Notary Public

My Commission Expires: 11-12-89

THIS INSTRUMENT WAS PREPARED BY
J. Greg Hardeman, One Burton Hills Blvd., Suite 220, Nashville, TN 37215

Address New Owner As Follows:	**Send Tax Bills To:**	**Map-Parcel #**
Tom and Judith Newby 2118 Blair Boulevard Nashville, Tennessee 37212	Same	Map 104-6 Parcel 281

WARRANTY DEED

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, **DUDLEY AVENUE PROPERTIES, INC., A TENNESSEE CORPORATION,** HEREINAFTER CALLED THE **GRANTOR,** HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **TOM AND JUDITH NEWBY,** HEREINAFTER CALLED THE **GRANTEES,** THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

> Land in Davidson County, Tennessee, being Lot No. 79, and the westerly 9 feet of Lot No. 80, on the plan of Bransford Realty Company's West End Avenue Place, as of record in Book 332, Page 15, Register's Office for Davidson County.
>
> Said Lot No. 79 and the westerly part of Lot No. 80 front together 59 feet on the southerly side of Dudley Avenue and runs back between parallel lines 135 feet to an alley.
>
> Being the same property conveyed to Dudley Avenue Properties, Inc. by deed from Dudley Square, Inc., of record in Book 6574, Page 978, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a Deed of Trust executed by Dudley Square, Inc. to William T. Bozeman, Trustee, to secure an indebtedness in the original principal amount of $60,000.00, of record in Book 6113, Page 50, Register's Office for Davidson County, Tennessee, and re-recorded in Book 6114, Page 613, said Register's Office.

This is improved property known as 3105 Dudley Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE,** her successors and assigns, forever; and we covenant with the said **GRANTEE** 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 defend the title to the said land to the said **GRANTEE,** their successors and assigns, against the lawful claim 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 hands this the 8th day of August, 1989.

DUDLEY AVENUE PROPERTIES, INC.

BY: Corazon S. Blanco
Sec/Treasurer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, John Gregory Hardeman, a Notary Public in and for said County and State, personally appeared Corazon S. Blanco, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Sec./Treasurer of **Dudley Avenue Properties, Inc.,** a Tennessee corporation, and that he as such Sec./Treasurer, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as such Sec./Treasurer.

WITNESS my hand and official seal at Davidson, Tennessee, this the 8th day of August, 1989.

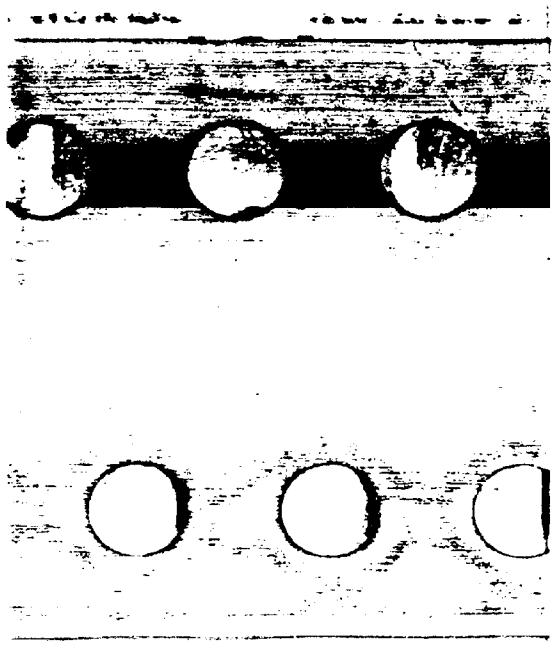
John Gregory Hardeman
NOTARY PUBLIC

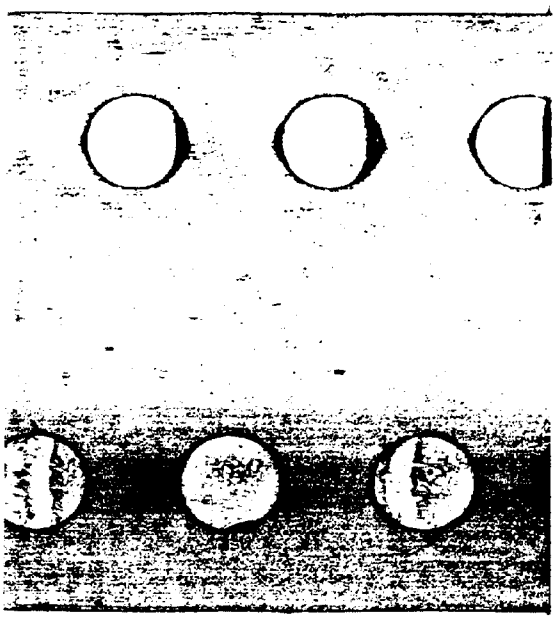
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

11-12-89

4691 08/09 0101 03CHECK 188.50





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 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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/07/89 01 15:38 0001 4091

56436

IDENTIF. REFERENCE

AUG 9 3 36 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 237384