[redacted]

80x17

BOOK 7970 PAGE 499

THIS INSTRUMENT WAS PREPARED BY: M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Ronald S. Pardue 1913 S. Hamilton Rd. Nashville, TN 37218	Same	Map 94-01 Parcel 133

FOR AND IN CONSIDERATION of the sum of Ten ($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 by the Grantees of the balance of an indebtedness secured by a Deed of Trust of record in Book 5462, page 922, and an indebtedness secured by a Deed of Trust of record in Book 7918, page 139, Register's Office for Davidson County, Tennessee;

I, Kaye Sellars Hearn

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Charles R. Pardue and Ronald S. Pardue

hereinafter called the Grantee(s), their heirs 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. 51 on the Map of Subdivision of Lot No. 3 N. H. Hobson's Subdivision, as of record in Book 421, page 78, Register's Office for said County.

Said Lot No. 51 fronts 50 feet on the southerly side of Dew Street, formerly Caldwell, and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Jerry F. Sellars and wife, Kaye Sellars by deed from Robert E. Calonge and Terry S. Calonge of record in Book 5230, page 747, Register's Office for Davidson County, Tennessee. The said Jerry F. Sellars having since died and Kaye Sellars having since remarried and now being Kaye Sellars Hearn. The said Travis L. Hearn, III, joins in this conveyance to convey any interest he may have as the husband of Kaye Sellars Hearn.

unimproved ( )
This is improved (x) property, known as 1104 Dew St. Nashville, TN

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 assigns, to warrant and defend title against the lawful claims 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 26th day of October, 1989.

Kaye Sellars Hearn
KAYE SELLARS HEARN

Travis L. Hearn
TRAVIS L. HEARN, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kaye Sellars Hearn and Travis L. Hearn, III, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of October, 1989.

My Commission Expires:
7-24-93

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $33,000.00.

AFFIANT

Subscribed and sworn to before me this 26th day of October, 1989.

My Commission Expires:
7-24-93

NOTARY PUBLIC

9865 10/30 0101 03CHECK 115.90

77492

IDENTIF. REFERENCE

OCT 30 10 48 AM '89

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY TN.

[redacted]

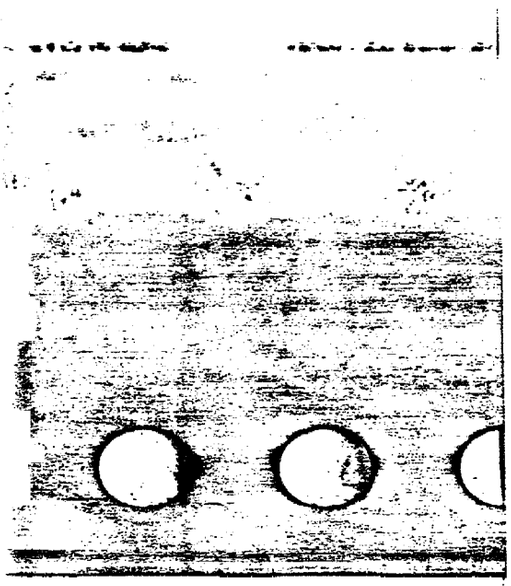
OFFICIAL RECEIPT

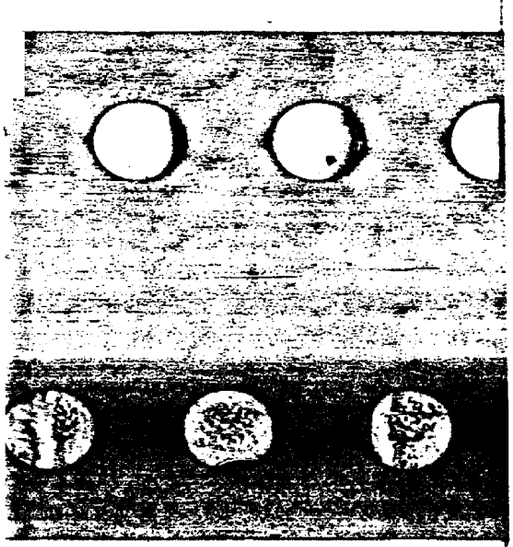
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7970 PAGE 501





CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 33000.00
CON TX 108.90
PRFEE 1.00
MDEED 6.00
TOTAL 115.90
CHECK 115.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/30/89 01 10:48 0001 9865

77492

IDENTIF. REFERENCE

OCT 30 10 48 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 261967