ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
Kenneth R. Owens and wife Frances C. Owens 470 Morton Ave. Nashville, TN	S. A. M. E. 137 Luna Dr Nashville, Tn 37211	119-13 132 6DA - 37142

WARRANTY DEED BOOK 7975 PAGE 848

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, I, **Frank M. Bess Jr., and wife Jimmie Opal Bess,** have bargained and sold, and by these presents do transfer and convey unto the said **Kenneth R. Owens and wife Frances C. Owens** the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lots Nos. 63 and 64 on the Plan of College Heights as of record in Book 332, Page 19, Register's Office for Davidson County, Tennessee.

Included in but specifically **excluded** from this conveyence is that portion previously conveyed to M.L. Hale of record in Book 3802, Page 807 and by Affidavit of Record in Book 3802, Page 811, Register's Office for Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, a portion of Lot No. 64 on the plan of College Heights, as of record in Book 332, page 19, Register's Office for said County. Said portion of Lot No. 64 as shown by an unrecorded survey made by Hickerson-Miller, Engineers and Surveyors, dated September 20, 1958, more particularly described as follows:

Commencing at a point in the northerly margin of Morton Street, and the westerly margin of an alley; thence along said alley, in a northerly direction a distance of 192.9 feet to a point; said point being a common point in the intersection of two alleys; thence along the back of Lot No. 64 and 10 foot of the easterly back line of Lot No. 63; running along the southerly margin of the second mentioned alley, a total distance of 41 feet; thence south 11 deg. 45' east a distance of 178.0 feet to an iron pin in the northerly margin of Morton Street; thence along the northerly margin of Morton Street, in an easterly direction a distance of 84.9 feet to a point of orgin.

The **purpose of this conveyence** is to convey the remaining portions of Lots Nos. 63 and 64 on the Plan of College Heights, as of record in Book 332, Page 19, said Register's Office. No metes and bounds of the legal description being available without an accurate survey.

Being RMJ [redacted] of the property conveyed to Frank M. Bess, Jr. from Anna Belle McCanless, an unmarried widow of record in book 7953, Page 989, Register's Office for Davidson County, Tennessee.

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: **470 Morton Ave., 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 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 2 day of November, 1989.

X Frank M. Bess Jr.
FRANK M. BESS JR.

X Jimmie Opal Bess
JIMMIE OPAL BESS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7975 PAGE 849

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank M. Bess Jr., and wife Jimmie Opal Bess, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of November, 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 $19,000.00

Kenneth R. Dubois Jr.
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 2 DAY OF November, 1989.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
5-20-92

79140

IDENTIF. REFERENCE

Nov 3 10 48 AM '89

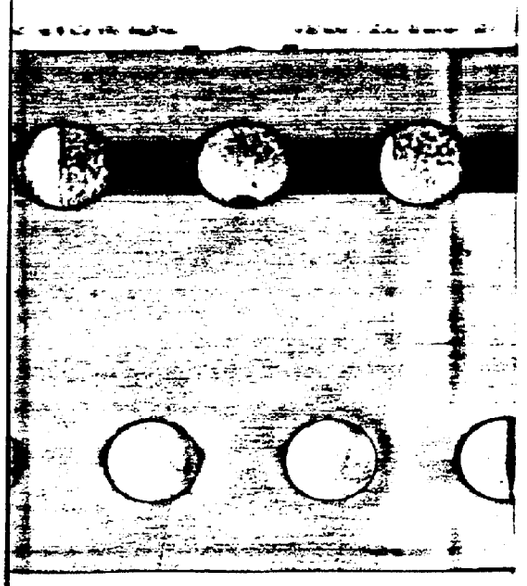
FELIX ... DAVIDSON COUNTY, TN.

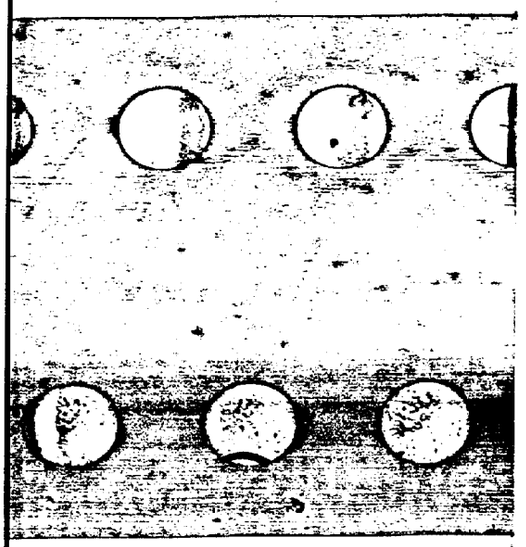
0960 11/03 0101 03CHECK 69.70

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 7975 PAGE 850

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 19000.00
CON TX 62.70
PRFEE 1.00
MTGFEE 6.00
TOTAL 69.70
CHECK 69.70

11/03/89 01 10:48 0001 0960

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79140

IDENTIF. REFERENCE

NOV 3 10 48 AM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 263848