Mail

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

CHARLES E. EVANS ET UX
147 BAY SHORE DRIVE
HENDERSONVILLE, TN 37075

SEND TAX BILLS TO:

SAME

MAP/PARCEL NUMBER:

MAP 82-3
PARCEL 329

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $13,500.00.

C. Evans
AFFIANT

Subscribed and sworn to me, this the 2ND day of FEBRUARY, 1990.

Duncan C. Stewart
Notary Public
My commission expires: 05-11-92

NOTARY PUBLIC AT LARGE

01729

IDENTIF. REFERENCE

FEB 5 11 28 AM '90

FELIX ... REGISTER
DAVIDSON COUNTY TN.

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, JAMES E. WALTON, ADMINISTRATOR OF THE ESTATE OF GLADYS E. WALTON, deceased, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said CHARLES E. EVANS ET UX, JO H. EVANS, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1118 STAINBACK AVENUE, NASHVILLE, TN.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, I covenant

that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MYSELF and MY heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 2ND day of FEBRUARY, 1990.

James E. Walton - Administrator

JAMES E. WALTON, ADMINISTRATOR OF
THE ESTATE OF GLADYS E. WALTON

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES E. WALTON, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that HE executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 2ND day of FEBRUARY, 1990.

Denise C. Leary

notary public

My commission expires: 5-11-92

NOTARY PUBLIC STATE OF TENNESSEE

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 99 on the Plan of Sharpe and Horn's First Addition to East Nashville, as of record in Book 57, page 152, Register's Office for said County.

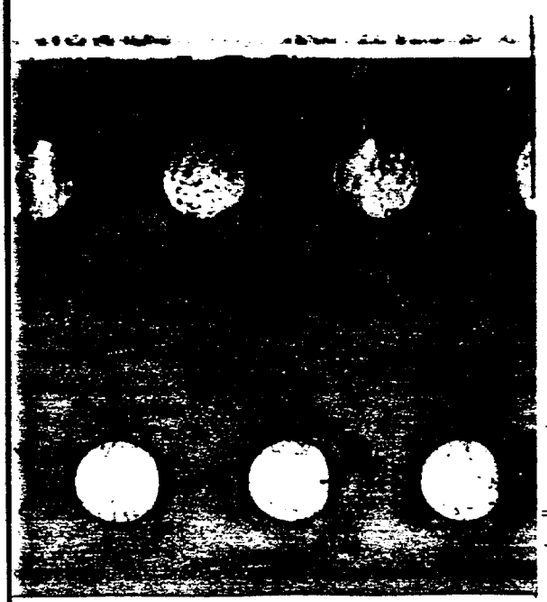
Said Lot No. 99 fronts 50 feet on the westerly side of Stainback Avenue and runs back between parallel lines 160 feet, more or less, to an alley.

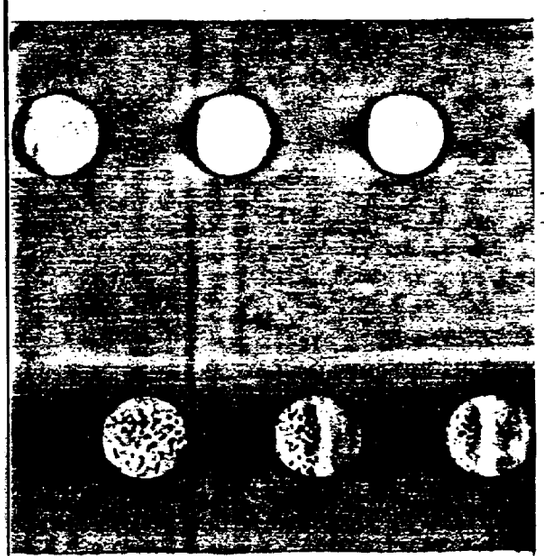
Being the same property conveyed to William E. Walton et ux, Gladys Etta Walton, by Deed from J.C. Shacklett et ux, Loula D. Shacklett, of record in Book 2929, page 535, Register's Office for Davidson County, Tennessee, the said William E. Walton having since died, the property vested solely in his widow, Gladys Etta Walton. Gladys Etta Walton subsequently died on September 28, 1988, leaving no will and her estate is being administered in the Probate Court for Davidson County, Tennessee, Docket No. #91574, and by letters testamentary, the Administrator named was JAMES E. WALTON, the Grantor Herein. Approval was given for the transfer of this property by Order of Probate Court dated December 12, 1989, and recorded in Minute Book 337, Page 396.

EXHIBIT 'B'

1. Real property taxes for 1990 and all future years.

2. Plat of record in Book 57, page 152, Register's Office for Davidson County, Tennessee.





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

RECEIVED OF _____

FOR _____

BOOK 8039 PAGE 968

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	13500.00
CON TX	44.55
PRFEE	1.00
WDEED	9.00
TOTAL	54.55
CHECK	54.55

02/05/90 01 11:29 0001 0351

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

011729

IDENTIF. TREFERENCE

FEB 5 11 28 AM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 290380