BOOK 8163 PAGE 448

THIS INSTRUMENT WAS PREPARED BY: COOMER & JENKINS, ATTORNEYS AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

| Address of New Owner(s): | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Gertrude D. Sutton | Same | Map 103-03 |
| 708 GREELEY DR. | | Parcel 9 |
| NASHVILLE, TN. 37205 | | |

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; I, Geneva P. Graham, Executrix of the Estate of Magdelene P. Smith, deceased,

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

Gertrude D. Sutton

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:

Being the westerly 33-2/3 feet of Lot No. 18 and the easterly 25 feet of Lot No. 19 on the plan of West End Annex, as of record in Book 332, page 61, Register's Office for said County.

Said parts of Lot Nos. 18 and 19 front together 58-2/3 feet on the southerly side of Colorado Avenue and run back between parallel lines 164.4 feet to an alley.

Being the same property conveyed to Eugene M. Smith and wife, Magdalene Smith by deed from C. E. Francis and wife, Fannie J. Francis of record in Book 3247, page 425, Register's Office for Davidson County, Tennessee.

Being the westerly 3 feet 4 inches of the easterly 66 feet 4 inches of Lot No. 18 on the Plan of West End Annex, as of record in Book 332, page 61, Register's Office for said County.

Said part of Lot No. 18 fronts 3 feet 4 inches on the southerly side of Colorado Avenue, formerly 9th Street, and runs back between parallel lines 164.4 feet to an alley.

Being the same property conveyed to E. M. Smith and wife, Magdalene P. Smith by deed from Ora Smith Foster of record in Book 3464, page 17, Register's Office for Davidson County, Tennessee.

The said Eugene M. Smith and E. M. Smith being one and the same person and he having died. The said Magdalene Smith and Magdalene P. Smith being one and the same person and she having since died and Geneva P. Graham having been appointed Executrix of her estate in Will Book 171, page 166, Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4009 Colorado, 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 my hand this 30th day of July, 1990.

Geneva P. Graham
GENEVA P. GRAHAM, Executrix of the Estate of Magdelene P. Smith

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Geneva P. Graham, Executrix, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of July, 1990.

My Commission Expires:

_____

M. Kay Sanders
NOTARY PUBLIC

4934 07/31 0101 03CHECK 170.35

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value whichever is greater, for this transfer is $49,500.00.

Gertrude D. Sutton
AFFIANT

Subscribed and sworn to before me this 30th day of July, 1990.

My Commission Expires:

_____

M. Kay Sanders
NOTARY PUBLIC

45404

IDENTIFICATION REFERENCE

JUL 31 8 38 AM '90

FELIX Z WILKINS REGISTER
DAVIDSON COUNTY, TN

**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 49500.00
CON TX 163.35
PRFEE 1.00
WDEED 6.00
TOTAL 170.35
CHECK 170.35

07/31/90 01 08:40 0001 4934

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45404

IDENTIFT REFFRENCE

JUL 31 8 38 AM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN

No. 341703