BOOK 8163 PAGE 652 FILE BOX 46

FORM No. WD-1

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 21, 1992

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,900.00

Terry L. Gordon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July 19 90

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS - 3401 WEST END AVE., SUITE 545 - NASHVILLE, TN 37203

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Terry L. Gordon	First Republic Mortgage	061-15-0 150.00
(NAME)	(NAME)	
1123 Sunnymeade Avenue	2090 Hewitt Avenue	15DZ 19985
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37216	Kettering, Ohio 45440	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE Estate of William R. Dalton, Myrtle Ruth Goodwin, Mildred Lavonne Bango, Diane Marie Tansil and Patricia Ann Austin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terry L. Gordon, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 26 of Block "B" on the Map of Sunnymeade Subdivision, as of record in Book 974, pages 56 and 57, Register's Office for said County.

Said Lot No. 26 fronts 60 feet on the northerly side of Sunnymeade Avenue and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to William R. Dalton and wife, Marie E. Dalton by deed from Oscar Craus and wife, Berdie Craus of record in Book 6553, page 202, said Register's Office, the said William R. Dalton and wife, Marie E. Dalton having since died with Marie E. Dalton predeceasing William R. Dalton. *

Subject to easement of record in Book 4281, page 188, said Register's Office.

*The undersigned executed this instrument as devisees under the Last Will and Testament of William R. Dalton, File No. 92729, of record in the Probate Court for Davidson County, Tennessee.

45499

IDENTIFICATION REFERENCE

FEE $ 7.00 TAX $ 184.87 REGISTER'S FEE $ 1.00 TOTAL $ 192.87

JUL 31 9 55 AM '90

RECORDER'S MEMO: Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

5045 07/31 0101 03CHECK 184.87

This is improved (xx) unimproved ( ) property, known as 1123 Sunnymeade Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 19 90

Estate of William R. Dalton
By: x Myrtle Ruth Goodwin
Myrtle Ruth Goodwin

x Mildred Lavonne Bango
Mildred Lavonne Bango

x Diane Marie Tansil
Diane Marie Tansil

x Patricia Ann Austin
Patricia Ann Austin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 8163 PAGE 653

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Myrtle Ruth Goodwin, Mildred Lavonne Bango, Diane Marie Tansil and Patricia Ann Austin

the bargainor s, 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 Hermitage, Tennessee, this 30th day of July, 19 90

Commission expires _____

Notary Public

STEVEN G. WATERS
NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

My Commission Expires Nov. 21, 1992

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that (he / they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19 ___.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Estate of William R. Dalton

Terry L. Gordon, [illegible] Unmarried

RETURN TO:

Hallmark Title Company
3401 West End Ave. Suite 545
Nashville, TN 37203

STEVEN G. WATERS
Attorney at Law

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8163 PAGE 654

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 53900.00
CON TX 177.87
PRFEE 1.00
MDEED 6.00
TOTAL 184.87
CHECK 184.87

07/31/90 01 09:57 0001 5045

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45499

IDENTIFICATION REFERENCE

Jul 31 9 55 AM '90

FELIX Z WILSON REGISTER
DAVIDSON COUNTY

No. 341814