FORM NO. WD-1 REV. 10-86

61

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF August, 19 90.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Walt, Dyer & James Attys., Suite 130, One Burton Hills Blvd., Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
Michael Emrick (NAME)	Minnie L. Langdon Estate c/o James D. Langdon (NAME)	
P O Box 80601 (STREET ADDRESS OR ROUTE NUMBER)	5043 Chaffin Drive (STREET ADDRESS)	82-13-162
Nashville, TN (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37221 (CITY) (STATE) (ZIP)	

FOR AND IN 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, The Estate of Minnie L. Langdon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Emrick and Jay Wallace and Connie Wallace and Phillip Rush and Kimberly Settle

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:

LAND in Davidson County, Tennessee, being the southerly 33 1/3 feet of Lot No. 119 on the Map of David T. McGavock's Plan of Lots, as of record in Book 10, Pages 606 & 607, Register's Office for said County.

SAID part of Lot No. 119 fronts 33 1/3 feet on the westerly side of 7th Avenue, North, formerly Vine Street, and runs back between parallel lines, 152 feet to an alley.

BEING the same property conveyed to Aloysius L. Langdon and wife, Minnie Langdon by deed of record in Book 1756, Page 288, Register's Office for Davidson County, Tennessee. The said Aloysius L. Langdon died leaving his survivor of the tenancy, his wife, Minnie Langdon. She did not remarry and she later died. Under her will, her Executor may sell the property. This deed is made and entered into by her executor and by all her heirs, both under her will and those who would allhave been heirs-at-law had she died intestate.

7299 08/06 0101 03CHECK 162.10

47.197.

IDENTIFICATION REFERENCE

Aug 6 10 20 AM '90

FELIX Z WILSON III REGISTER
DAVIDSON COUNTY, TN

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

unimproved ( )
This is improved (X) property, known as 1215 Seventh Avenue North, Nashville, TN
(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 3rd day of August, 1990

Estate of Minnie L. Langdon

BY: James D. Langdon, Executor

James D. Langdon, Individually

Patrick A. Langdon

Anita Langdon

Marc Langdon

William F. Langdon

Andrea Dearman

Lynn Langdon

Joseph A. Langdon

STATE OF TENNESSEE
Davidson County

BOOK 8168 PAGE 574

Personally appeared before me, the UNDERSIGNED, a Notary Public in and for said County and State, the within named JAMES D LANGDON, executor of the estate of MINNIE L LANGDON, JAMES D LANGDON, individually, PATRICK A LANGDON ANITA LANGDON, WILLIAM E LANGDON & JOSEPH A LANGDON the bargainor, 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 2 day of AUGUST 19 90

Commission expires 5-8-91

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the and respectively of the The Estate of Minnie L. Langdon the within named bargainor, a corporation, and that (he, she, they) as such and being authorized so to do, executed 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 Nashville on this the 3rd day of August, 19 90

My commission expires

Notary Public

STATE OF TENNESSEE
Davidson County

On this 3d day of August, 1990, personally appeared before me, ANITA LANGDON, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of MARC LANGDON, GINA LANGDON & ANDREW DEUTSCH and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 3d day of August 19 90

My commission expires: 5-8-91

Notary Public

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8168 PAGE 575

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 47000.00
CON TX 155.10
PRFEE 1.00
MDEED 6.00
TOTAL 162.10
CHECK 162.10

08/06/90 01 10:23 0001 7299

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47197

IDENTIFICATION REFERENCE

Aug 6 10 20 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 343764