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STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Dollie B. Kropf
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF September, 19 90

Carla K. Connell
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Settles, Combos, et al, P. O. Box 56, First American Center, Nashville, TN 37238-0056

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
Dollie B. Kropf	First American National Bank	Map 71-11
(NAME)	(NAME)	
300 1/2 Edith Avenue	4894 Poplar Avenue, Third Floor	Parcel 89
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37207	Memphis, TN 38117	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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, Beulah Elizabeth Climer (now Black) and husband, John Charles Black

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dollie B. Kropf, 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 the easterly 50 feet of Lot No. 69 on the Plan of Trinity Heights Addition, as of record in Book 161, page 38, Register's Office for said county, described partly according to a survey made by Hal R. Swann, Jr., Surveyor, March 2, 1966, as follows:

SAID Part of Lot No. 69 fronts 50 feet on the Southerly margin of Edith Avenue and runs back 154 feet on the easterly line and 154.5 feet on the westerly line to the northerly margin of an alley measuring 50 feet thereon.

Being the same property conveyed to Beulah Elizabeth Climer (now Black) by deed from City Finance Company of Tennessee, Inc., a Tennessee corporation of record in Book 5879, page 205, Register's Office for Davidson County, Tennessee.

Beulah Elizabeth Climer is one and the same person as Beulah Elizabeth Black.

This conveyance is made subject to all matters as shown on Plat Book 161, page 38, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (x) property, known as 300 1/2 Edith Avenue (House Number / Street) Nashville (P. O. Address / City or Town) 37207 (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 our hand s this 7th day of September, 19 90

Beulah Elizabeth Climer Black
Beulah Elizabeth Climer (now Black)

John Charles Black
John Charles Black

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STATE OF TENNESSEE
County of Davidson

Personally appeared before me, Beulah Elizabeth Climer (now Black) and husband, John Charles Black

with whom I am personally acquainted, and who acknowledged that ~~he~~ they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of September, 1990.

Commission expires 1-11-92

Carla K. Jarrell
Notary Public

STATE OF TENNESSEE
County of _____

Personally appeared before me, _____

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 _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this _____ day of _____, 19____.

Commission expires _____

_____
Notary Public

56139

IDENTIFICATION REFERENCE

SEP 10 2 07 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

TO

7486 09/10/90 0101 03CHECK 106.00

Prepared by:







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	30000.00
CON TX	99.00
PRFEE	1.00
WDEED	6.00
TOTAL	106.00
CHECK	106.00

09/10/90 01 14:08 0001 7486

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56139

IDENTIFI. REFERENCE

Sep 10 2 07 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 354155