9743 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

Gerald G. Patterson, Jr., Atty.
Nashville City Center
Nashville, Tennessee 37219

BOOK 8235 PAGE 523

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
W. E. EZELL, III	New Owner	Map 130-9
(NAME)	(NAME)	
415 W. Brookfield Ave.		Parcel 172
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37205		FB# BM-27036
(CITY) (STATE) (P. O. ZIP)	(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, RALPH W. MCCRACKEN AND WIFE, LINDA L. MCCRACKEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO W. E. EZELL, III AND WIFE, LUCIANNE F. EZELL

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Lot No. 2 on the Plan of Moats Subdivision, as of record in Plat Book 6250, page 782, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Ralph W. McCracken and wife, Linda L. McCracken by deed from Edwin W. Moats and wife, Victoria M. Moats of record in Book 8110, page 816, said Register's Office.

This conveyance is made subject to all matters appearing on the Plan of record in Plat Book 6250, page 782 and in Plat Book 547, page 180, Register's Office for said County.

7 1 6 5 5

IDENTIF. REFERENCE

Nov 12 1 30 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

unimproved (XX)
This is improved ( ) property, known as Lot 2, Brookfield Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 6th day of November, 1990.

RALPH W. MCCRACKEN

LINDA L. MCCRACKEN

Linda L. McCracken

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RALPH W. MCCRACKEN AND WIFE, LINDA L. MCCRACKEN

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

Witness my hand at office, this 6th day of November, 19 90.

My commission expires May 8, 1991 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ 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____.

My commission expires _____ Notary Public _____

6231 11/12 0101 03CHECK 865.00

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 260,000.00

James C. Dale III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF November, 1990

MY COMMISSION EXPIRES: May 8, 1991
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

RALPH W. MCCRACKEN AND WIFE,
LINDA L. MCCRACKEN

TO

W. E. EZELL, III AND WIFE,
LUCIANNE F. EZELL

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8235 PAGE 525

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 260000.00
CON TX 858.00
PRFEE 1.00
WDEED 6.00
TOTAL 865.00
CHECK 865.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 11/12/90 01 13:30 0001 6231

7 1 6 5 5

IDENTIF. REFERENCE

NOV 12 1 30 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 372272