Mail

This INSTRUMENT PREPARED BY:
SNODGRASS & SNODGRASS
2300 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER | MAP-PARCEL NUMBER |
|---|---|
| Allen DeCuyper<br>and Steve Sirls<br>3700 Central Avenue<br>Nashville, TN 37205 | Map 104-09-0<br>Parcel 014.00 |
| SEND TAX BILLS TO: | ADDRESS OF MORTGAGEE: |
| Allen DeCuyper<br>and Steve Sirls<br>3700 Central Avenue<br>Nashville, TN 37205 | Judith Bonds<br>and Georgia Woodall<br>4201 Aberdeen Avenue<br>Nashville, TN 37205 |

**WARRANTY DEED**

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Georgia Woodall, Executrix for the Estate of Eleanor Hamby Durham, deceased,("Grantor") has bargained and sold and by these presents does transfer and convey unto Allen DeCuyper and Steve Sirles ("Grantees"), their successors and assigns, certain tracts or parcels of land in the County of Davidson, State of Tennessee, and described as follows:

Being Lots Nos. 239 and 240 on the Plan of Richland Realty Company's Second Subdivision "B", of record in Book 332, page 92, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jules U. Durham and wife, Eleanor H. Durham by Installment Warranty Deed of Record in Book 1280, page 610, Register's Office for Davidson County, Tennessee. Through inadvertance Richland Realty Company was incorrectly referred to as Bransford Realty Company in the above referenced Installment Warranty Deed.

This is improved property known as 300 Central Avenue, Nashville, Tennessee 37205.

To have and to hold said real estate, with the appurtenances thereto, hereditaments, estate, title and interest belonging to the said Grantees, their successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to Grantees, their successors and assigns against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the Grantor has caused this warranty deed to be executed this 3rd day of January, 1991.

Georgia Woodall as
Executrix of the Estate of
Eleanor Hamby Durham

**STATE OF TENNESSEE)**

**COUNTY OF DAVIDSON)**

Before me, a Notary Public within and for the State and County aforesaid, personally appeared Georgia Woodall, with who I am personally acquainted, ( or proved to me on the basis of satisfactory evidence), and who upon her oath acknowledged herself to be Executrix of the Estate of Eleanor Hamby Durham,the within named bargainor, and that she as such Executrix, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing her name as Executrix of the Estate of Eleanor Hamby Durham.

**WITNESS** my hand and official seal at Nashville, Tennessee, this 3 day of Jan, 1991.

Notary Public

My Commission Expires:
Mar 23, 1993

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $180,000.00.

Affiant

Sworn to and subscribed before me this 3 day of Jan. ~~December~~, 1991.

Notary Public

My Commission Expires:
Mar 23, 1993

IDENTIF. T REFERENCE

JAN 4 1 18 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

2753 01/04 0101 02CHECK 601.00

66 3 6 8 2

**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 8269 PAGE 718

| | | |
|---|---|---|
| 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 180000.00 |
| | | | | CON TX 594.00 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 6.00 |
| | | | | TOTAL 601.00 |
| | | | | CHECK 601.00 |
| 01/04/91 | 01 | | | 13:17 0001 2753 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

83682

IDENTIF. TREFERENC

JAN 4 1 19 PM '9

FELIX Z. [illegible]
DAVIDSON COUNTY TN.

No. 386657