26

THIS INSTRUMENT PREPARED BY:

ROBERT J. NOTESTINE, III, ATTORNEY AT LAW
104 WOODMONT BLVD., SUITE 501
NASHVILLE, TENNESSEE 37205

BOOK 8413 PAGE 869

NEW OWNER:

Rundi A. Ream, unmarried
4410 Elkins Avenue
Nashville, Tennessee 37209

SEND TAX BILLS TO:

NEW OWNER

MAP: 91-16
PARCEL: 95

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 (10.00) DOLLARS cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I/We, Joseph T. Jurczyk and Lynne Baker, husband and wife, the Grantor(s) have bargained and sold, and by these presents do hereby transfer and convey unto Rundi A. Ream, unmarried, the Grantee(s), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

> Being the westerly 19 feet of Lot No. 309 and the easterly 21 feet of Lto No. 311 of Block No. 13 on the Plan of the Charlotte Park Company's First Addition to Nashville, as of record in Book 57, page 103; Register's Office for said County.
>
> Said parts of Lots Nos. 309 and 311 front together 40 feet on the northerly side fo Elkins, formerly 2nd Avenue, and run back between parallel lines, 150 feet to an alley.
>
> Being the same property conveyed to Joseph T. Jurczyk and Lynne Baker, husband and wife by Warranty Deed of record in Book 5768, Page 244, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to any and all existing restrictions and easements of record.
>
> This is improved property commonly known as 4410 Elkins Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interest thereto belonging to the said Grantee(s), Grantee's successors and assigns, forever.

AND Grantor(s) do covenant with the said Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple; have a

good right to convey it, and the same is unencumbered except as set forth hereinabove.

AND Grantor(s) do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the property to the said Grantee(s), its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) have caused this Deed to be executed this 2nd day of August, 1991.

Joseph T. Jurczyk

Joseph T. Jurczyk

Lynne E Baker

Lynne Baker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of August, 1991, before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Joseph T. Jurczyk and Lynne Baker, husband and wife, , the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

NOTARY PUBLIC

My Commission Expires: 2-21-95

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 45500.00.

Affiant

Subscribed and sworn to before me this 2nd day of August, 1991.

Notary Public

My Commission expires 2-21-95

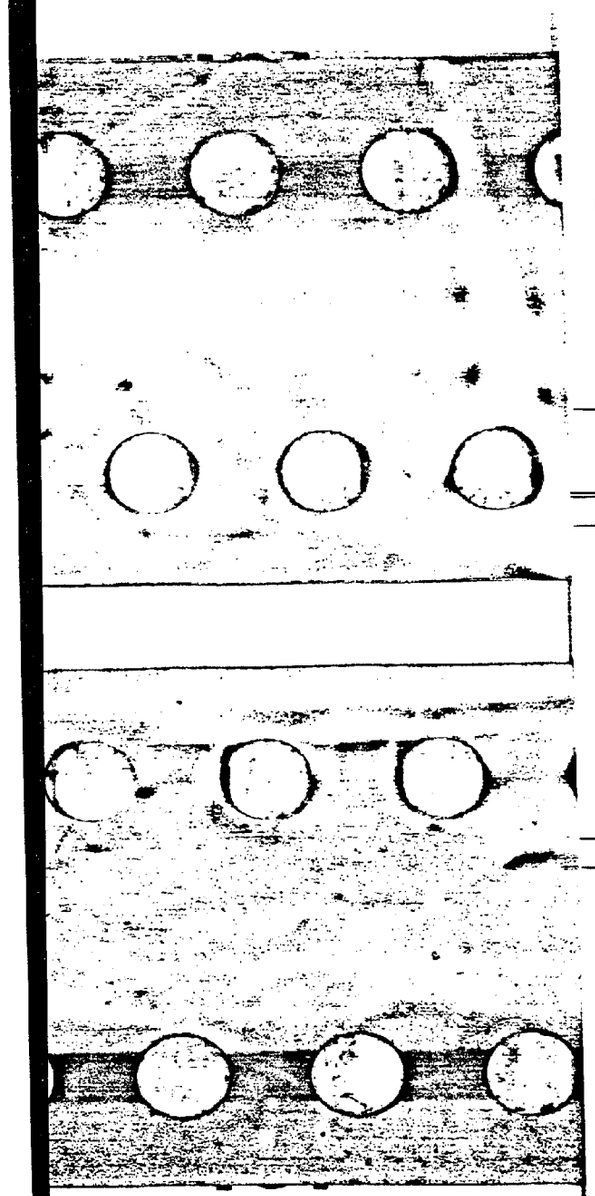
36805

IDENTIFICATION

AUG 5 12 55 PM '91

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

08/05 0101 03CHECK 175.35



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

RECEIVED OF _____

FOR _____

BOOK 8413 PAGE 871

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	45500.00
			CON TX	168.35
			PRFEE	1.00
			WDEED	6.00
			TOTAL	175.35
			CHECK	175.35
08/05/91		01	12:58 0001	0931

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 6 8 0 5.

IDENTIFICATION REFERENCE

AUG 5 12 55 PM '91

FELIX Z WILSON REGISTER
DAVIDSON COUNTY, TN

No. 447513