Box 17

BOOK 8468 PAGE 723

THIS INSTRUMENT WAS PREPARED BY: M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

# WARRANTY DEED

| Address of New Owner(s): | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| James C. Howard<br>509 Morrow Road<br>Nashville, TN 37209-1969 | Same | Map 119-13<br>Parcel 326 |

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged;

we, Charles E. Ferrell and wife, June W. Ferrell

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

James C. Howard and Robert C. Berwanger

hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Being Lot No. 9 on the Plan of Pleasant View Subdivision, of Mrs. McCombs' Property, Nolensville Road, as of record in Book 421, page 134, Register's Office for said County.

Said Lot No. 9 fronts 50 feet on the southerly side of McCombs Street (now Morton Avenue) and runs back between parallel lines 174 feet to an alley.

Being the same property conveyed to Charles E. Ferrell and wife, June W. Ferrell by deed from Ruby Thurman Gore and Dorothy Thurman Brown, of record in Book 7982, page 502, Register's Office for Davidson County, Tennessee.

This description is the same as used in previous deed.

This is improved property at 323 Morton Avenue, Nashville, TN 37211.

Taxes for the year 1991 are assummed by the Grantees herein.

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 assigns, to warrant and defend title 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 hands this 21st day of October, 1991.

Charles E. Ferrell
CHARLES E. FERRELL

June W. Ferrell
JUNE W. FERRELL

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles E. Ferrell and June W. Ferrell, the within named bargainors, 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 21st day of October, 1991.

My Commission Expires:
5-24-93

NOTARY PUBLIC

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value whichever is greater, for this transfer is $60,040.00.

AFFIANT

Subscribed and sworn to before me this 21st day of October, 1991.

My Commission Expires:
5-24-93

NOTARY PUBLIC

5.6.1 4.9

IDENTIFICATION REFERENCE

OCT 22 2 06 PM '91

975 10/22 0101 CASHCHECK 229.00

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8468 PAGE 725

| | | |
|---|---|---|
| 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 60040.00
CON TX 222.00
PRFEE 1.00
WDEED 6.00
TOTAL 229.00
CHECK 229.00
10/22/91 01 14:08 0001 4975

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.6.14.9.

IDENTIFT REFERENCE

OCT 22 2 06 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY

No. 469711