BOOK 8585 PAGE 127

WARRANTY DEED

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

[Affiant

[SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF March, 1992.

[Notary Public

[MY COMMISSION EXPIRES: 1-23-[illegible]

[(AFFIX SEAL)

Mail

[THIS INSTRUMENT WAS PREPARED BY
[Harold E. Collins, Attorney, 4800 Charlotte Avenue, Nashville, TN 37209
[NAME ADDRESS

[ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
[James B.Lee, et ux	SAME	Map 103-4
[(NAME)	(NAME)	
[559 Elaine Dr		Parcel 154
[(ADDRESS)	(ADDRESS)	
[Nashville, Tn 37211		25W 04255
[(CITY) (STATE) (P.O.ZIP)	(CITY)(STATE)(ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THIRTY THOUSAND ($30,000.00) DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH GRANTOR HEREBY ACKNOWLEDGES, I, Ora Louise Wilson, Administratrix of the Estate of Clarence Ray Wilson, Deceased, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James B. Lee and Wife, Carolyn Lee, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 1 and the easterly 25 feet of Lot No. 2 of Block No. 11 on the map of part of Sylvan Park, as of record in Book 332, page 104, Register's Office for Davidson County, Tennessee.

SAID Lot No. 1 and the easterly part of Lot No. 2 front together 60 feet on the southerly side of Utah, formerly 7th Avenue and run back between parallel lines, with the westerly margin of 46th Avenue North, formerly 5th Street, 160 feet to an alley.

BEING the same property conveyed to L.S. Wilson and wife Nannie L. Wilson by deed from E.B. Wrather of record in Book 1304, page 186, said Register's Office. L.S. Wilson died March 23, 1973, and Nannie L. Wilson died July 2, 1977. Nannie L. Wilson;s only heir-at-law was Clarence Ray Wilson who died April 5, 1990. His heirs-at-law are Ora Louise Wilson, Kathryn Rebecca Wilson and Steve O'Brien Wilson. The estate of Clarence Ray Wilson, Docket No. 96000 has been declared insolvent and the administratrix has been ordered to execute a deed.

The above description is the same as in the previous deed of record.

The structures and improvements located on the property are sold and transferred "AS IS" Grantor making no warranty as to the condition thereof.

4601 Utah Avenue Nashville, Tennessee 37209
(House Number) (Street) (City) (State) (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 my hand this 25TH day of MARCH, 1992.

Ora Louise Wilson

ORA LOUISE WILSON,
Administratrix of the Estate of
Clarence Ray Wilson, Deceased

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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, the within named Ora Louise Wilson, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25TH day of MARCH, 1992.

Harold E Collins
NOTARY PUBLIC

HAROLD E. COLLINS · NOTARY PUBLIC · DAVIDSON COUNTY, TENN.

My commission expires: 1-23-94

96213

IDENTIFICATION REFERENCE

MAR 27 11 10 AM '92

DAVIDSON COUNTY, TN

0883 03/27 0101 03CHECK 118.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8585 PAGE 129

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 30000.00
CON TX 111.00
PRFEE 1.00
WDEED 6.00
TOTAL 118.00
CHECK 118.00

03/27/92 01 11:10 0001 0883

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96213

IDENTIFI REFERENCE

MAR 27 11 10 AM '92

REGISTER
DAVIDSON COUNTY, TN

No. 515258