BOOK 8594 PAGE 897

99333

THIS INSTRUMENT PREPARED BY:
C. DALLAS WISEMAN, JR.
Attorney at Law
408 Chickasaw Trail
Goodlettsville, Tennessee 37072

7852 04/06 0101 03CHECK 8.85

PICK-UP IDENTIFICATION REFERENCE

APR 6 3 17 PM '93

DAVIDSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER (S)	PARTY RESPONSIBLE FOR TAXES:	MAP & PARCEL
Andrew W. Williams 319 South 17th Street Nashville, Tenn. 37206	Same - send Tax Bills to: 319 South 17th St. Nashville, Tenn. 37206	Map 094-01-0 Parcel 070.00

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, RUTHIE MAINELLE UPCHURCH, unmarried, does hereby transfer and convey unto ANDREW W. WILLIAMS, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 199 on the Map of Payne-Blakemore and Cummings Addition, of record in Book 57, page 81, Register's Office for Davidson County, Tennessee.

Said Lot No. 199 fronts 25 feet on the easterly side of 12th Street and runs back between parallel lines 161 feet to an alley.

Being part of the property conveyed to Max Komisar, Sol Komisar and Louis Komisar, Co-Trustees, of record in Book 2797, page 399, Register's Office for Davidson County, Tennessee. The said Sol Komisar having since died.

Being the same property conveyed to Archibald N. McPherson by deed from Max Komisar and Louis Komisar, Co-Trustees of record in Book 5566, page 502, Register's Office for Davidson County, Tennessee. The said Archibald N. McPherson having died.

ALSO being the same property passing to Ruthie Mainelle Upchurch under the will of the late Archibald Newton McPherson, as of record in Will Book 151, page 231, Probate Clerk's Office for Davidson County, Tennessee.

This is un-improved real property known as 615 (Lot No. 199) South 12th Street; Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenancies, estate, title and interest therein belonging to the said ANDREW W. WILLIAMS, his heirs, successors and assigns forever.

The undersigned covenants with the said ANDREW W. WILLIAMS, that she is lawfully seized and possessed of said real property in fee simple; has a good right to convey it and the same in unincumbered, except for:

1. 1992 taxes are to be pro-rated and assumed by Grantee.

2. Matters set forth on the plan of Payne-Blakemore and Cummings Addition of record in Book 57, page 81, Register's Office for Davidson County, Tennessee.

3. A sewer easement of record in Book 4010, page 701, said Register's Office.

The undersigned do further covenant and bind themselves, and their heirs, successors and assigns to warrant and forever defend the title to said land to the said ANDREW W. WILLIAMS, his heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned have executed this instrument on the 6th day of April, 1992.

Ruthie Mainelle Upchurch
RUTHIE MAINELLE UPCHURCH

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 6th day of April, 1992, before me personally appeared Ruthie Mainelle Upchurch, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

IN WITNESS WHEREOF I have hereunto set my hand and Notarial Seal.

Kay Dodd
Notary Public

My Commission Expires: My Commission Expires September 15, 1993

SEAL KAY DODD NOTARY PUBLIC DAVIDSON COUNTY, TN

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $500.00

Andrew W. Williams
AFFIANT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

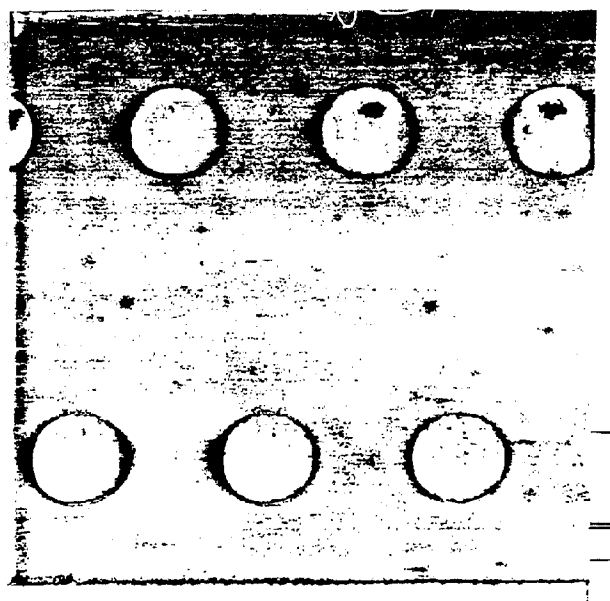
On this 6th day of April, 1992, before me personally appeared Ruthie Mainelle Upchurch, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

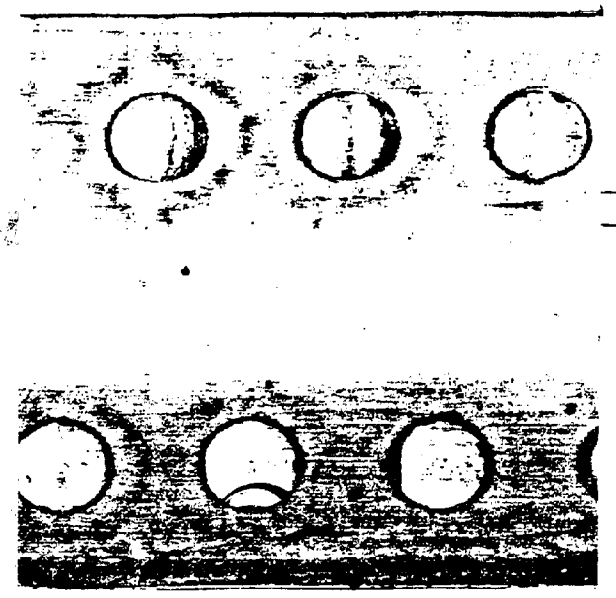
IN WITNESS WHEREOF I have hereunto set my hand and Notarial Seal.

Kay Dodd
Notary Public

My Commission Expires: My Commission Expires September 15, 1993

SEAL KAY DODD NOTARY PUBLIC DAVIDSON COUNTY, TN





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

RECEIVED OF _____

FOR _____

BOOK 8594 PAGE 899

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	500.00
CON TX	1.85
PRFEE	1.00
WDEED	6.00
TOTAL	8.85
CHECK	8.85

04/06/92 01 15:16 0001 7852

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99333

IDENTIFICATION REFERENCE

APR 6 3 17 PM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 518738