Mail

**THIS INSTRUMENT PREPARED BY:**

WATTS & UNDERWOOD, ATTORNEYS
2000 Crestmoor Road Suite 102
Nashville, Tennessee 37215

99431

IDENTIFICATION REFERENCE

APR 7 8 35 AM '92

DAVIDSON COUNTY, TN

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

The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

Affiant

Subscribed and sworn to before me this 1st day of April, 1992.

Notary Public

My Commission Expires: 1-23-94

| Address New Owner: | Send Tax Bills to: | Map & Parcel Nos. |
|---|---|---|
| GARY J. JACQUES and wife, KAREN B. JACQUES<br>1501 Eastland Avenue<br>Nashville, Tennessee 37206 | SAME | MAP 83-05<br>PARCEL 381<br><br>7972 04/07 0101 03CHECK 321.50 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY FIVE THOUSAND AND 00/100 ($85,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, **STEPHEN R. ENG, Trustee for Mary Eng, Michael Eng, David Eng and Elizabeth Eng,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **GARY J. JACQUES and wife, KAREN B. JACQUES,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the easterly 138.0 feet of the southerly 250.0 feet of Block No. 2 on the corrected Plan of the Subdivision of Blocks Nos. 1, 2 and 3 of the T.P. Weakley Home Place, of record in Book 421, page 50, Register's Office for Davidson County, Tennessee.

SAID part of Block No. 2 fronts 138.0 feet on the northerly side of Eastland Avenue and runs back between parallel lines with the westerly line of Lot No. 6 of Block 3, 250.0 feet to a proposed alley.

BEING the same property conveyed to Stephen R. Eng, Trustee for Mary Eng, Michael Eng, David Eng and Elizabeth Eng, Minors, by Quitclaim Deed from Ransom L. Eng and wife, Helen S. Eng, of record in Book 6533, page 156, Register's Office for Davidson County, Tennessee.

This is improved property known as 1501 Eastland Avenue, Nashville, Tennessee 37206.

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.

GRANTOR COVENANTS with the said GRANTEES that he, as Trustee, is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantees.

2. Matters shown on the Plan of T.P. Weakley Home Place, of record in Book 421, page 50, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his successors 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.

IN WITNESS WHEREOF I have hereunto set my hand in my capacity as Trustee on this the 1st day of April, 1992.

Stephen R. Eng

STEPHEN R. ENG, Trustee

**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 STEPHEN R. ENG, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that as Trustee he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of April, 1992.

Notary Public

My Commission Expires:

1-23-94

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

RECEIVED OF _____

FOR _____

BOOK 8595 PAGE 242

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | CAMT 85000.00 |
| | | | | CON TX 314.50 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 6.00 |
| | | | | TOTAL 321.50 |
| | | | | CHECK 321.50 |
| 04/07/92 | | 01 | | 08:34 0001 7972 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.9.4.3 I.

IDENTIFI REFERENCE

APR 7 8 35 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 518855