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PREPARED BY (AND RETURN TO):
**WILKINS & IVEY, Attorneys**
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (LJ) (Title No: 32600)
Dav. Co. File: Box 8

**State of Tennessee**
**County of Davidson**
The actual consideration or value, whichever is greater, for this transfer is: $ 88000.00

Affiant

Sworn and subscribed before me this
30th day of December, 1992.

Notary Public

My Comm. Expires: Sept 16, 1995

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

| ADDRESS NEW OWNER: | RESPONSIBLE FOR PAYMENT OF TAXES: | MAP-PARCEL NUMBERS |
|---|---|---|
| Lisa W. Hunt<br>1511 Stratford Avenue<br>Nashville, Tennessee 37216 | First Republic MortgageCorporation<br>6012 Wilmington Pike<br>Dayton, Ohio 45459 | 72-4-101 |

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lathan Adolph Sturdivant, Jr. Executor, with full power of the Estate of Lathan Adolph Sturdivant, Sr.,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lisa W. Hunt and spouse, Bruce S. Farrar,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 6 and the southerly 15 feet of Lot No. 5 of Block "C" on the Plan of Inglewood Golf Club Subdivision, as of record in Book 843, page 65, Register's Office for said County.

SAID Lot No. 6 and the southerly part of Lot No. 5 fronts together 85 feet on the easterly side of Stratford Avenue, and run back between parallel lines with the northerly margin of Shelton Avenue, 150 feet to a dead line.

BEING the same property conveyed to Lathan Adolph Sturdivant, Sr. and wife, Elizabeth Pitt Sturdivant by deed from J. T. Hart and wife, Ethel C. Hart of record in Book 2651, page 31, said Register's Office. Elizabeth Pitt Sturdivant has died. Lathan Adolph Sturdivant, Sr. subsequently died, unmarried and testate, by Will of record in Will Book 182, page 231 Probate Court Clerk's Office for Davidson County, Tennessee. Lathan Adolph Sturdivant, Sr. directed that subject property be sold and the proceeds divided with the named executor, Lathan Adolph Sturdivant, Jr. to have full power to convey. Letters testamentary granted to Lathan Adolph Sturdivant, Jr. of record in Minute Book 367, page 52, said Probate Court Clerk's Office.

8257.0

5827 01/14 0101 03CHECK 334.60

**This is improved property, known as:** 1511 Stratford Avenue, Nashville, Tennessee 37216

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 30th day of December, 1992.

**Lathan Adolph Sturdivant, Jr., Executor of The Estate of Lathan Adolph Sturdivant, Sr.**

**State of Tennessee**
**County of Davidson**

On this 30th day of December, 1992, before me the undersigned authority, personally appeared Lathan A. Sturdivant, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Sept 16, 1995

Notary Public

**OFFICIAL RECEIPT**

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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| | | | |
|---|---|---|---|
| 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 | 88000.00 |
| CON TX | 325.60 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 334.60 |
| CHECK | 334.60 |

01/14/93 01 09:26 0001 5827

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

82570

IDENTIFI REFERENCE

JAN 14 9 23 AM '93

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 610591