Mail

THIS INSTRUMENT PREPARED BY:
STEWART BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

JOSEPH D. WARE ET UX,
MARY M. WARE
891 DOUGLAS AVENUE
NASHVILLE, TN 37206

MAP/PARCEL NUMBER:

MAP 72-13, PAGE 566

SEND TAX BILLS TO:

Same

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $29,500.00.

Denise C. Allis

AFFIANT

Subscribed and sworn to me, this the 23RD day of September, 1993.

Ella W. Woodall

Notary Public

My commission expires: 3/11/95

93 OCT -6 AM 8:53

REGISTER
DAVIDSON COUNTY, TN.

71053

IDENTIFICATION REFERENCE

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, PATRICIA ANN WHITMORE, A MARRIED WOMAN, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said JOSEPH D. WARE ET UX, MARY M. WARE, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 891 DOUGLAS AVENUE, NASHVILLE, TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, I covenant

fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

FELIX C. WHITMORE, husband of Patricia Ann Whitmore, the Grantor herein, joins in this conveyance for the sole purpose of conveying any right, title and interest he may have in and to the property described herein, marital or otherwise.

I further covenant and bind MYSELF and MY heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 23rd day of September, 1993.

Patricia Ann Whitmore
Patricia Ann Whitmore

Felix C. Whitmore
Felix C. Whitmore

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICIA ANN WHITMORE ET VIR, FELIX C. WHITMORE, the within named bargainors, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 23rd day of September, 1993.

Denise C. Allis
notary public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 5-11-96

EXHIBIT 'A'

Being Lot No. 34 of Block "B" on the Revised Plat of a part of L.M. Ezell's 12-11/100 acre tract, as of record in Book 1130, page 5, Register's Office for said County.

Said Lot No. 34 fronts 50 feet on the northerly side of Douglas Avenue and runs back between parallel lines 130 feet to a dead line.

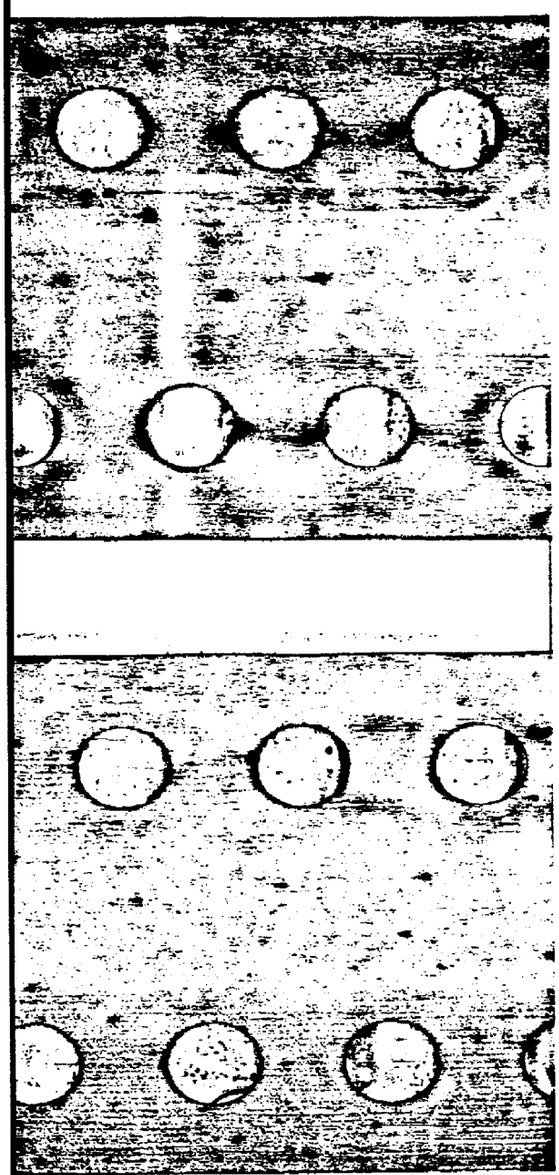
Being the same property conveyed to Rex R. Richardson et ux, Jessie I. Richardson, by Warranty Deed from Lucion E. Jones and wife, Grace R. Jones, of record in Book 2245, page 566, Register's Office for Davidson County, Tennessee, the said Jessie I. Richardson having predeceased Rex R. Richardson, the property vested solely in Rex R. Richardson. Rex R. Richardson died August 8, 1993, leaving a Last Will and Testament of record in Will Book 186, page 271, Probate Court for Davidson County, Tennessee. By the said Last Will and Testament, the property herein conveyed was devised to Patricia Ann Whitmore, the daughter of the deceased, Rex R. Richardson. A copy of the Order admitting said Last Will and Testament to Probate is of record in Book 9106, page 34, Register's Office for Davidson County, Tennessee. A certified copy of the Last Will and Testament of Rex Raymond Richardson is of record in Book 9106, page 36, said Register's Office. Rex R. Richardson and Rex Raymond Richardson were one and the same person.

EXHIBIT 'B'

1. Real property taxes for 1993 and all future years.

2. All matters set forth on Plan of record in Book 1130, page 5, said Register's Office, including all setback lines, easements, etc., as shown thereon.

8566 10/06 0101 03CHECK 122.15



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9106 PAGE 42

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 29500.00
CON TX 109.15
PRFEE 1.00
WDEED 12.00
TOTAL 122.15
CHECK 122.15

10/06/93 01 08:55 0001 8566

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

71053
IDENTIF. & REFERENCE

93 OCT -6 AM 8:53
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 706462