Bk 1

BOOK 9186 PAGE 930

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF November 19 93

Notary Public

MY COMMISSION EXPIRES: October 9, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rosa S. Shim	OWNER	81-11-0 213
(NAME) 1613 Buchanan Street	(NAME)	2W
(ADDRESS) Nashville, TN 37208	(ADDRESS)	24442
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ramon S. Harris and Theodore H. Lenox, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rosa S. Shim, unmarried

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:

Three Tracts of land in Davidson County, Tennessee, described as follows:

TRACT I: Being part of Lot No. 357 in McGavock, Wetmore & Others' Second Addition to Nashville, as of record in Book 21, page 41, Register's Office for said County and described as follows:

BEGINNING at the southeast corner of Buchanan Street, formerly Hydes Ferry Pike, and 17th Avenue, North, formerly James Street, being the northwest corner of Lot No. 357; thence with the south Margin of Buchanan Street eastwardly 100 feet to the northwest corner of part of said lot formerly owned by Fred Hardel, which was conveyed to him by deed of record in Book 91, Page 310, said Register's Office; thence with Hardel's west line as established by a quitclaim recorded in Book 231, page 115, said Register;s Office, southwardly to the northwest corner of a part of said lot conveyed by J. M. Tritschler and wife, to Westfield and wife, by deed of record in Book 231, page 167, said Register's Office; thence with said Westfield's north line and with the south line of part of said Lot No. 357 conveyed by H. Westfield and wife, to J. M. Tritschler, by deed of record in Book 545, Page 643, said Register's Office, westwardly 120 feet to the east margin of said 17th Avenue, North; thence with the east margin of said Avenue, northwardly 146 feet to the beginning.

TRACT II: Being the southerly part of Lot No. 357 on D. T. McGavock's Addition as of record in Book 21, page 41, Register's Office for said county and described according to a survey of James A. Hamilton, Jr., surveyor, dated May 19, 1961, as follows:

unimproved ( )
This is improved (XX) property, known as 1613 Buchanan Street, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 our hands this 22nd day of November 1993

Ramon S. Harris

Theodore H. Lenox, Jr.

Anne D. Lenox

DCTN01WC

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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 Ramon S. Harris and Theodore H. Lenox, Jr.

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Antioch, Tennessee, this 22nd day of November, 19 93.

Commission expires October 9, 1995

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

96859

IDENTIFICATION REFERENCE

93 DEC 15 AM 9:36

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

DCTN01WC

Continuation of Legal Description:

BEGINNING at an iron pin in the easterly margin of 17th Avenue, North at the corner of Lots Nos. 357 and 358; thence easterly with the dividing line between said lots, 170 feet to an iron pin in the westerly margin of an alley; thence with said alley in a northerly direction 20.95 feet to an iron pin; thence in a southwesterly direction 170.75 feet to an iron pin in the easterly margin of 17th Avenue, North; thence southerly with the margin of said Avenue 57 feet to the point of beginning.

TRACT III:

BEGINNING at an iron pin in the northerly margin of 17th Avenue, North at the corner of Lot No. 357; thence easterly along a line 89 feet to a point; thence westerly 89.3 feet to an iron pin at the northerly margin of 17th Avenue, North; thence southerly with the margin of said Avenue, 8 feet to the point of beginning.

Being the same property conveyed to Ramon S. Harris and Theodore H. Lenox, Jr. by deed of record in Book 5209, Page 794, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

4162 12/15 0101 03CHECK 346.00

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 90000.00
CON TX 333.00
PRFEE 1.00
WDEED 12.00
TOTAL 346.00
CHECK 346.00
12/15/93 01 09:37 0001 4162

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96859
IDENTIF. & REFERENCE

93 DEC 15 AM 9:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 734160