37283

IDENTIF. ↑ REFERENCE

PICK-UP

WARRANTY DEED 94 APR 11 AM 8:54

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

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 18,500.00

Affiant

Sworn to and subscribed before me this 7 day of April, 1994.

NOTARY PUBLIC

My Commission Expires: 11-26-97

This instrument prepared by:

Mail

ROBERT F. SPANN, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, Tennessee 37238-1545
615/242-2525

BOOK 9307 PAGE 194

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
James M. Wingo, et ux	Same	Map 94-2
870 Pinnacle Hill Rd		Par 148
Kingston Springs, TN 37082		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Akemore Elias, Jr., individually and as Executor of the Estate of Doris Barlar Elias, Dorothy Lou Krcmar, Dolly S. Smith, and Ronald Duane Elias, hereinafter called Grantors, have bargained and sold, and by these presents do transfer and convey unto James M. Wingo and wife, Rebecca L. Wingo, hereinafter called Grantees, their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 154 in Edgefield Land Company's first subdivision, as of record in Book 57, Page 130, Register's Office for Davidson County, Tennessee.

Said Lot No. 154 fronts 50 feet on the southerly side of Shelby Avenue and runs back between parallel lines 150 feet to an alley, said westerly line running back with the easterly margin of South 19th Street.

Being a part of the same property conveyed to A. E. Barlar and wife, Beulah Barlar, by deed from Anna Mary Bransford and husband, Johnson Bransford, of record in Book 1117, page 644, Register's Office for Davidson County, Tennessee, the said Beulah Barlar having conveyed her interest in said property to A. E. Barlar, by deed of record in Book 1140, page 518, said Register's Office; the said A. E. Barlar having since died, and devised said property to Doris Barlar Elias by Will of record in Will Book 166, page 78, Probate Clerk's Office for Davidson County, Tennessee; the said Doris Barlar having since died, and devised said property to Akemore Elias, Jr., Dorothy Lou Krcmar, Dolly S. Smith, Ronald Duane Elias and Frances Christine Elias Traylor, by Will of record in Will Book N, Page 679, County Court Clerk for Giles County, Tennessee, and also being of record in Book 9302, Page 31, Register's Office for Davidson County, Tennessee, the interest of Frances Christine Elias Traylor having since been awarded to Akemore Elias, Jr., Executor of the Estate of Doris Barlar Elias by order of the Probate Court for Davidson County, Tennessee, of record in Book 9307, Page 31, Register's Office for Davidson County, Tennessee.

This is improved property known as 1900 Shelby Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, its heirs and assigns forever; and we do covenant with the said Grantee 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 do further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, its 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 8 day of April, 1994.

Akemore Elias, Jr., Executor of the Estate of Doris Barlar Elias

AKEMORE ELIAS, JR., Executor of the Estate of Doris Barlar Elias

Akemore Elias, Jr.

AKEMORE ELIAS, JR., individually

Dorothy Lou Krcmar By Akemore Elias, Jr. Attorney-in-fact

DOROTHY LOU KRCMAR

Dolly S. Smith

DOLLY S. SMITH

Ronald Duane Elias

RONALD DUANE ELIAS

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 Akemore Elias, Jr., individually, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 8 day of April, 1994.

NOTARY PUBLIC

My Commission Expires: 11-26-94

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 Akemore Elias, Jr., Executor of the Estate of Doris Barlar Elias, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 8 day of April, 1994.

NOTARY PUBLIC

My Commission Expires: 11-26-94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Akemore Elias, Jr., the duly authorized Attorney-in-Fact for Dorothy Lou Krcmar, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 8 day of Aug 1994.

NOTARY PUBLIC

My Commission Expires: 11-26-94

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 Dolly S. Smith, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 8 day of Aug 1994.

NOTARY PUBLIC

My Commission Expires: 11-26-94

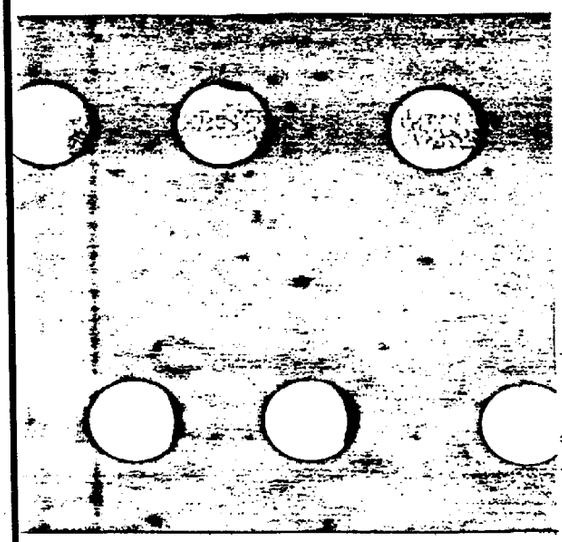
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

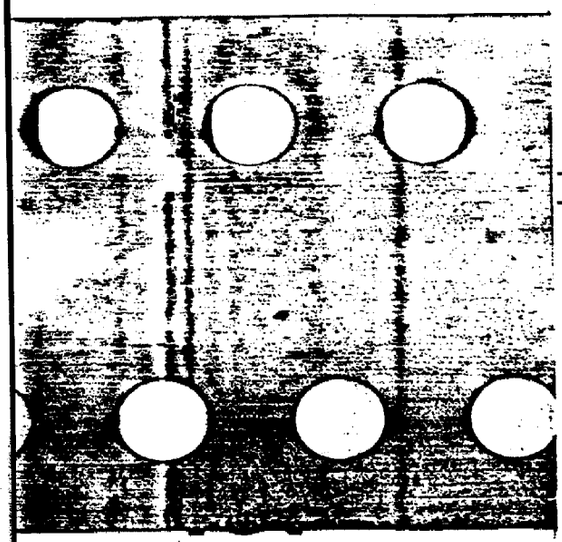
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald Duane Elias, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 8 day of Aug 1994.

NOTARY PUBLIC

My Commission Expires: 11-26-94





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

RECEIVED OF _____

FOR _____

BOOK 9307 PAGE 197

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 18500.00
CON TX 68.45
PRFEE 1.00
WDEED 12.00
TOTAL 81.45
CHECK 81.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID 04/11/94 01 0001 2115

37283
IDENTIF. & REFERENCE

94 APR 11 AM 8:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 777343