54948

IDENTIF. & REFERENCE

Bk 23

THIS INSTRUMENT PREPARED BY:
HEISKELL, DONELSON, BEARMAN, (JAG)
ADAMS, WILLIAMS & CALDWELL,
a Professional corporation
Suite 600, 511 Union Street
Nashville, Tennessee 37219

94 MAY 27 PM 2:24

REGISTER
DAVIDSON COUNTY, TN.

BOOK 9359 PAGE 477

FROM: **Floye C. Christman, Charles E. Williams and Nathaniel G. Williams, Sr., Tenants-In-Common** ("GRANTORS")

TO: **B. B. Doubleday, Jr.** ("GRANTEE")

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP & PARCEL NO:
B. B. Doubleday, Jr. 216 - 15th Avenue, North Nashville, TN 37203	SAME	91-8-98

WARRANTY DEED

Floye C. Christman, owner of an undivided 1/9ths interest, Charles E. Williams, owner of an undivided 2/9ths interest, and Nathaniel G. Williams, Sr., owner of an undivided 2/9ths interest, all tenants-in-common, and as the Grantors do hereby transfer, sell, convey and assign all their right, title and interest in and to the property to B. B. Doubleday, Jr., the Grantee, which property is described as follows:

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of L.H. Davis' Subdivision of Lot No. 41 on the plan of Clifton, as of record in Book 57, page 100, Register's Office for Davidson County, Tennessee.

Said Lot No. 68 fronts 50 feet on the westerly side of 42nd Avenue, North, formerly Woodard Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Virginia C. Frazier, Minnie Lou Christman, Frankye C. Johnson and William D. Christman, tenants-in-common, by deed dated April 7, 1952 and recorded in Book 2042, page 155, Register's Office for Davidson County, Tennessee. Virginia C. Frazier, a widow, died intestate leaving her sons Charles E. Williams and Nathaniel C. Williams, Sr. as her sole surviving heirs. Minnie Lou Christman, a single woman, died leaving a last will and testament admitted to probate in the Probate Court for Davidson County, Tennessee. Frankye C. Johnson, a single woman, died intestate without children nor parents but with siblings being Virginia C. Frazier, Minnie Lou Christman and William D. Christman. William D. Christman died intestate without children but with a wife, Floye C. Christman.

The property description recited herein is the same as in the deed of conveyance at Book 2042, page 155, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract of or parcel of land, with the

appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

And GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple in the interest recited hereinabove; have a good right to convey it, and the same is unencumbered, except for 1994 real property taxes, which have been prorated between the parties.

And GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 5TH day of May, 1994.

Charles E. Williams

Charles E. Williams

Nathaniel G. Williams

Nathaniel G. Williams, Sr.

RECORDERS MEMO

LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Lula Mae Knight

Floye C. Christman by Lula Mae Knight,
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Vicki R. Schmitz, a Notary Public in and for said State and County, **CHARLES E. WILLIAMS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, on this 5th day of May, 1994.

Vicki R. Schmitz
Notary Public

My Commission Expires: 8-13-97

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Florence M. Hatchett, a Notary Public in and for said State and County, **NATHANIEL G. WILLIAMS, SR.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, on this 13th day of May, 1994.

Florence M. Hatchett
Notary Public

My Commission Expires: 5-18-97

FLORENCE M. HATCHETT
Notary Public, State of Texas
My Commission Expires
MAY 18, 1997

STATE OF Colorado
COUNTY OF Arapahoe

Personally appeared before me, Lula Mae Knight, with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of **FLOYE C. CHRISTMAN** and acknowledged that she executed the same as the free act and deed of said Floye C. Christman.

WITNESS my hand and seal at office, this 12th day of May, 1994.

Notary Public

My Commission Expires: 1-3-98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $7,555.55.

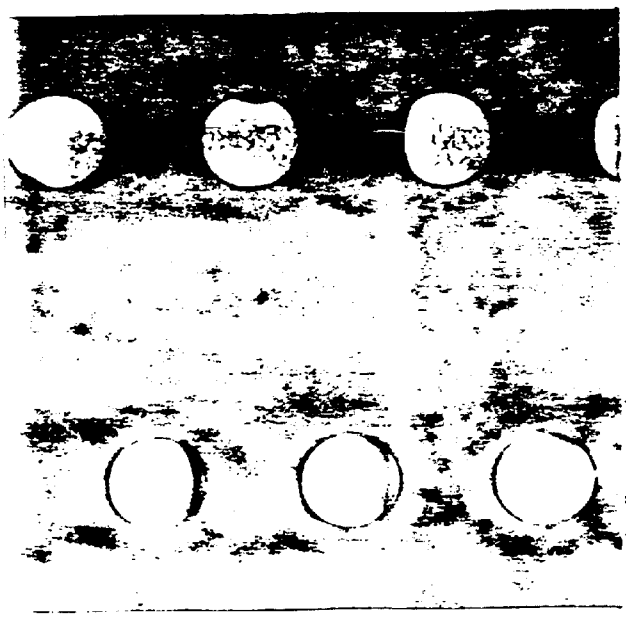
Charles E. Williams
AFFIANT

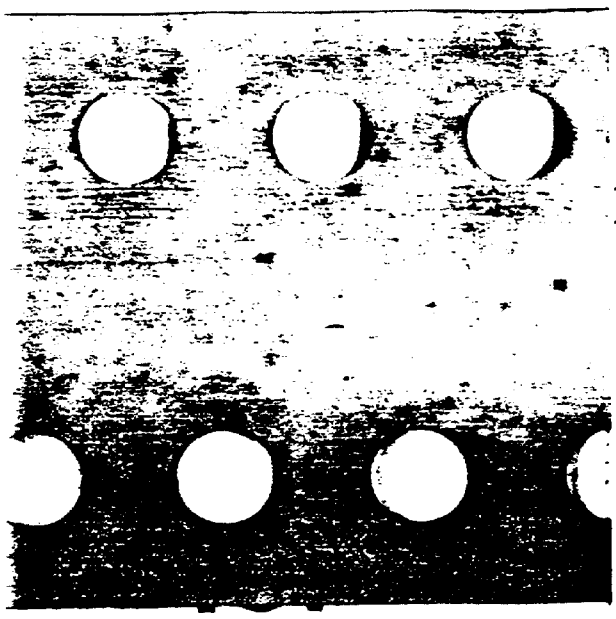
Subscribed and sworn to before me, this 5th day of May 1994.

Vicki K. Schmitz
NOTARY PUBLIC

My Commission Expires: 8-13-97

1381 05/27 0101 03CHECK 52.96





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9359 PAGE 483

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 7555.55
CON TX 27.96
PRFEE 1.00
WDEED 24.00
TOTAL 52.96
CHECK 52.96

05/27/94 01 14:24 0001 1381

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54948
IDENTIF. ↑ REFERENCE

94 MAY 27 PM 2:24
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 796350