54949

IDENTIF. & REFERENCE

Box 23

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

BOOK 9359 PAGE 484
94 MAY 27 PM 2:25
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

FROM: **Estate of Minnie Lou Christman, Deceased** (GRANTOR)

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

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

ADMINISTRATOR'S DEED

1362 05/27 0101 03CHECK 31.37

Minnie Lou Christman died on June 29, 1985, leaving a Last Will and Testament dated October 16, 1969. The Will was admitted to probate on September 10, 1985 in the Probate Court of Davidson County, Tennessee under Docket Number 77082. Charles E. Williams was appointed Administrator, c.t.a. of the Estate by the Probate Court of Davidson County, Tennessee by Order of record in Minute Book 301, page 138. In accordance with the provisions of the Will of Minnie Lou Christman and pursuant to the Order authorizing the sale of the property on behalf of the Estate dated April 16, 1994, Charles E. Williams, in his capacity as Administrator, c.t.a, of the Estate of Minnie Lou Christman, the Grantor, hereby transfers, assigns, conveys and sells all of Grantor's right, title and interest, said interest being an undivided 4/9ths interest, to B.B. Doubleday, Jr., the Grantee, in and to the property, said property 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 NOW, GRANTOR in his capacity as Administrator, c.t.a., warrants only against the lawful claims of persons claiming the same by, through or under him, but not further or otherwise and said property is conveyed subject to the limitations, restrictions and encumbrances of record as may affect the premises and to the 1994 real property taxes which have been prorated between the parties.

WITNESS my hand this 5TH day of May, 1994.

ESTATE OF MINNIE LOU CHRISTMAN

By: Charles E. Williams
Charles E. Williams, Administrator, c.t.a.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Vicki R. Schmitz, a Notary Public in and for said County and State, the within named, Charles E. Williams, Administrator, e.t.a. of the Estate of Minnie Lou Christman, with whom I am personally acquainted, or who 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 5TH day of MAY, 1994.

NOTARY PUBLIC

My Commission Expires: 8-13-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

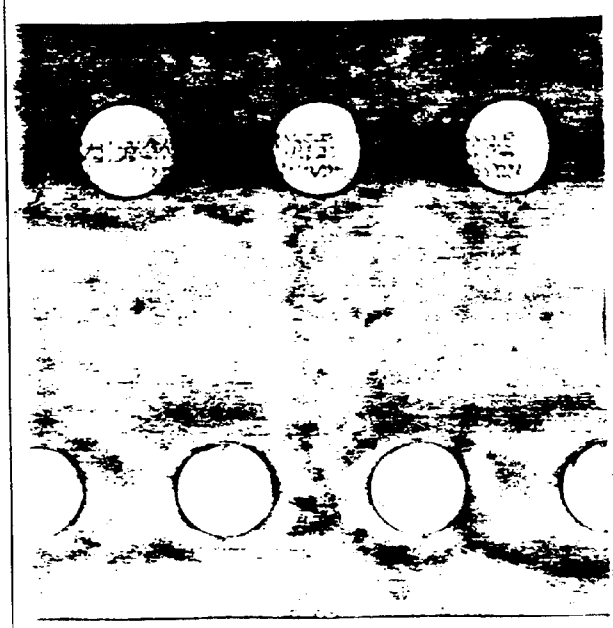
The actual consideration or value whichever is greater, for this transfer is $6,044.44

Charles E. Williams
AFFIANT

Subscribed and sworn to before me, this 5TH day of MAY, 1994.

NOTARY PUBLIC

My Commission Expires: 8-13-97



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9359 PAGE 486

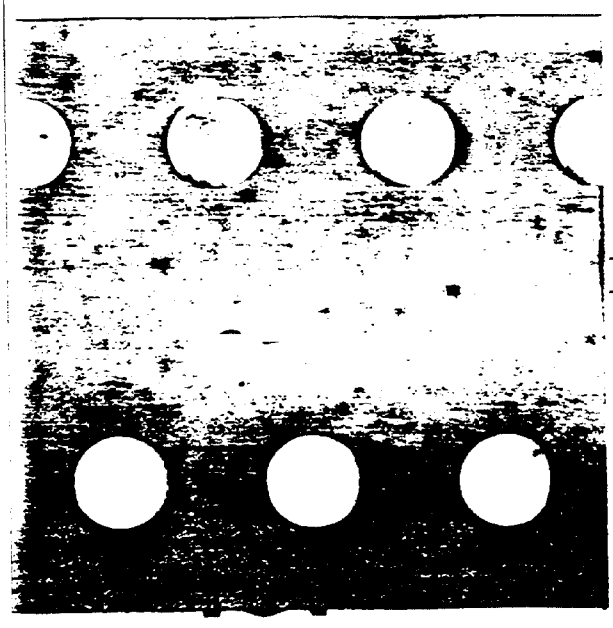
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 6044.44
CON TX 22.37
PRFEE 1.00
WDEED 8.00
TOTAL 31.37
CHECK 31.37

05/27/94 01 14:25 0001 1382

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



54949
IDENTIF. ← REFERENCE

94 MAY 27 PM 2:25
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 796351