85071

IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:

F. B. Murphy, Jr., Attorney
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215
File Box 9

94 AUG 26 AM 10:04

REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Michael E. Senter 54 Creighton Avenue Nashville, Tennessee 37206	Same	Map No. 83-2 Parcel No. 224

WARRANTY DEED BOOK 9447 PAGE 218

For and in consideration of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, MARION Y. WALTON, GILBERT W. SENTER, THOMAS E. SENTER, JR. and MICHAEL E. SENTER, the heirs at law to Elsie G. Senter, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MICHAEL E. SENTER, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Being Lot No. 23 on the Plan of Scott Avenue, of record in Book 2331, page 87, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 23 fronts 53 feet on the southerly side of Creighton Avenue and runs back between parallel lines, 113.5 feet to a dead line.
>
> Being the same property conveyed to Elsie G. Senter by deed from Eleanor T. Mead, Trustee, of record in Book 4985, page 432, said Register's Office. The said Elsie G. Senter died intestate, on or about August 12, 1992, and was survived by her children, Marion Y. Walton, Gilbert W. Senter, Thomas E. Senter, Jr. and Michael E. Senter.

This conveyance is made subject to property taxes for 1994 for which Grantee will be responsible, and the matters set forth on said plan of record.

This is improved property commonly known as 54 Creighton Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever; and Grantors do covenant with Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise set out herein; Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said

land to Grantee, his heirs and assigns, against the lawful claim of all persons whomsoever.

WITNESS our hands this 23rd day of August, 1994.

BK 9447 PAGE 219

Marion Y. Walton
MARION Y. WALTON

Gilbert W. Senter
GILBERT W. SENTER

Thomas E. Senter Jr.
THOMAS E. SENTER, JR.

Michael E. Senter
MICHAEL E. SENTER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

2141 08/26 0101 03D-ECK 186.60

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Marion Y. Walton, Gilbert W. Senter, Thomas E. Senter, Jr. and Michael E. Senter, the within named bargainors, 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 Nashville, Tennessee this 23rd day of August, 1994.

F.B. Murphy Jr.
NOTARY PUBLIC

My Commission Expires: 11-23-97.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $48,000.00.

F.B. Murphy Jr.
Affiant

Subscribed and sworn to before me this 23rd day of August, 1994.

Robert A. Anderson
Notary Public

My Commission Expires: 11/20/96.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9447 PAGE 220

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

DAMT	48000.00
CON TX	177.60
PRFEE	1.00
MREED	8.00
TOTAL	186.60
CHECK	186.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



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FELIX Z. WILSON, II REGISTER

DAVIDSON COUNTY, TN.

No. 828548