Mail

This instrument prepared by:
SUPERIOR TITLE & Escrow Services, Inc.
919 West Main Street, Suite U-3
Hendersonville, TN 37075
(615)-822-9232

File #: 94-1598

93051

IDENTIF. & REFERENCE

94 SEP 22 AM 8:53

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

WARRANTY DEED

BOOK 9471 PAGE 842

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged,
Cheryl Huber Sesler, married

hereinafter called GRANTOR(S), have bargained and sold, and by these presents do hereby transfer and convey unto Charles L. Bills, unmarried, and Peggy S. Harper, unmarried
Joint Tenants with the right of Survivorship
hereinafter called GRANTEE(S), their Heirs and Assigns, a certain tract or parcel of land, together will all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the westerly part of Lot No. 29 on the plan of Rosedale Subdivision as of record in Book 547 at page 45, Register's Office for said County, described as follows:

BEGINNING at a point on the easterly margin of Kline Avenue, the common corner of Lots Nos. 29 and 30 on said plan; thence easterly along the dividing line between Lots Nos. 29 and 30, 140.9 feet to a point which is the northwest corner of the property conveyed to James T. Burke and wife, by deed of record in Book 1316, page 333, said Register's Office; thence south along Burke's west line, 21.0 feet to a stake; thence east 9.0 feet to a stake; thence S 29.0 feet to a point in the dividing lines between Lots Nos. 28 and 29, which point is 1.5 feet east of a stake set in said line; thence west along dividing line between Lots Nos. 28 and 29; 151.5 feet to a point in the east margin of Kline Avenue; thence along the east margin of Kline Avenue 50.0 feet to the point of beginning.

Archie Sesler, spouse of Cheryl Huber Sesler, joins in this conveyance for the purposes of conveying any and all right, title and interest he/she may have in said property as a result of marriage.

Cheryl Huber Sesler is one and the same as Cheryl P. Huber.

PROPERTY ADDRESS: 2210 Kline Avenue, Nashville, TN 37211

BEING the same property conveyed to GRANTOR(S) by deed recorded in Book 7068 at page 833, Register's Office for said County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together will all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said GRANTEE(S), their heirs and assigns, in fee simple forever.

SAID CONVEYANCE IS MADE SUBJECT to all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property; also SUBJECT to any state of facts which an accurate survey of said property would show. Also subject to taxes for the year 1994 and subsequent years.

THE SAID GRANTOR(S) does/do hereby covenant with the said GRANTEE(S) that he/she/they is\are lawfully seized in fee simple of the aforedescribed real estate; that he/she/they has/have a good right to sell and convey the same; that the title and quite possession thereto he/she/they will warrant and defend against lawful claims of all persons, claiming same by, through or under him/her/them no further or otherwise.

IN WITNESS THEREOF, the undersigned have set his/her/their hand and sell on this 15th day of September, 19 94.

Cheryl Huber Sesler

Archie Sesler

State of Tennessee
County of Davidson

BOOK 9471 PAGE 843

On this 15th day of September, 1994, before me, a Notary Public in and for said State and County, personally appeared Cheryl Huber Sesler and Archie Sesler with whom I am personally acquainted with and whom, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained as his/her/their free act and deed.

Witness my hand and official seal.
My Commission Expires:

January 26, 1997

Kenneth C. Kant Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19 ____, before me, a Notary Public in and for said State and County, personally appeared _____ with whom I am personally acquainted with and whom, upon oath, acknowledged that he/she/they is the _____ of _____, a the within named bargainor, a corporation/partnership/joint venture and as such _____, executed the foregoing instrument for the purposes therein contained on behalf of said bargainor.

Witness my hand and officious seal.
My Commission Expires:

January 26, 1997

Kenneth C. Kant Notary Public

State of Tennessee
County of Davidson

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

+Charles L Bills
AFFIANT

Subscribed and sworn to before me, this the 15th day of September, 1994

My Commission Expires:
January 26, 1997

Kenneth C. Kant Notary Public

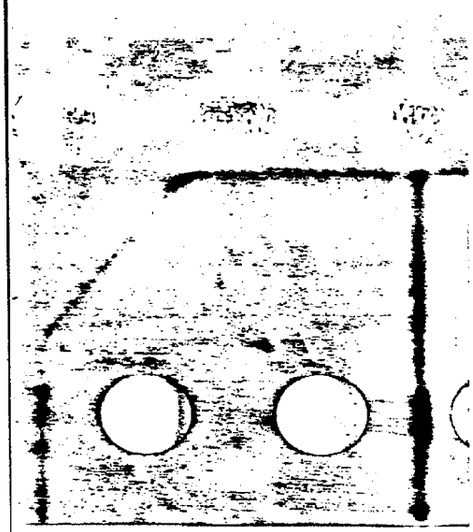
MAP AND PARCEL #: 118-04-0 180.00

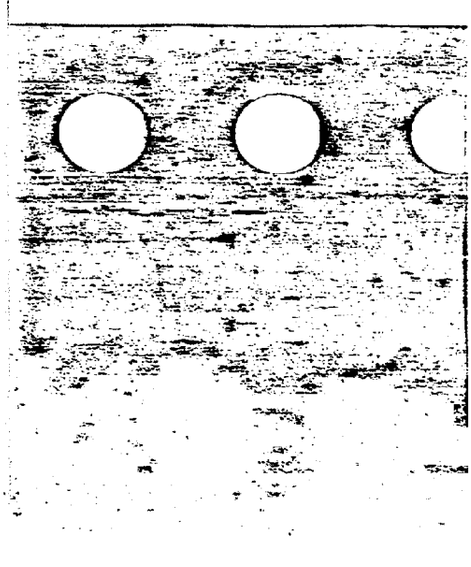
ADDRESS OF NEW OWNER:	*SEND TAX BILLS TO:*
Charles L. Bills	Same as Owner
2210 Kline Avenue	
Nashville, TN 37211	

SUPERIOR TITLE & Escrow Services, Inc.
919 West Main Street, Suite U-3, Hendersonville, TN 37075

0774 09/22 0101 03CHECK

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

RECEIVED OF _____

FOR _____

BOOK 9471 PAGE 844

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	48000.00
CON TX	177.60
MOR TX	1.00
WDEED	8.00
TOTAL	186.60
CHECK	186.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 0774

93051
IDENTIF. # REFERENCE

94 SEP 22 AM 8:53

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 837067