47

BOOK 9474 PG 309

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,258.91

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF September, 19 94

Notary Public

MY COMMISSION EXPIRES: 4-26-95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Castleman & Wischhof, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael G. Turner (NAME)	Michael G. Turner (NAME)	MAP 94-2
1810 Electric Ave. & 804 S. 19th (ADDRESS)	55 Hart Street Apt. 6 (ADDRESS)	PARCEL 137
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashvhille, TN 37210 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James David Carter and wife, Polly Ann Carter and Steve Abbate and wife, Maryann Abbate By and through Polly Ann Carter Attorney In Fact

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael G. Turner

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 70 in the United Electric Railway's Addition to Nashville, a plan of which is of record in Book 161, page 8, Register's Office for said County, described as follows:

Said Lot No. 70 fronts 50 feet on the southerly side of Electric Avenue and runs back between parallel lines with the westerly margin of South 19th Street 150 feet to an alley.

Being the same property conveyed to James David and wife Polly Ann Carter by deed from Ray K. Binnion and wife, Mary M. Binnion, of record in Book 7986, Page 54, Register's Office for said County. By Quit Claim Deed of record in Book 7999, page 539, James David Carter and wife, Polly Ann Carter, conveyed a one-fourth undivided interest unto Steve Abbate and wife, Maryann Abbate; a one-fourth undivided interest unto Harold D. Feener, III and wife, Sharon Feener; a one-fourth undivided interest unto Stanley Feener and wife, Gkladys Feener, and a one-fourth undivided interest unto James David Carter and wife, Polly Ann Carter. By Quit Claim Deed of record in Book 8497, Page 865, said Register's Office, Harold D. Feener, III and wife, Sharon Feener, and Stanley Feener and wife, Gladys Feener conveyed all their right, title and interest in subject property to James David Carter and wife, Polly Ann Carter.

Polly Ann Carter executes this instrument as Attorney In Fact for James David Carter, Steve Abbate, and Maryann Abbate pursuant to Special Power of Attorney of record in Book 9470, Page 115, 116, and 117, Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1810 Electric Ave. & 804 S. 19th, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 hand s this 21st day of September, 19 94

James David Carter
By: James David Carter by Polly Ann Carter, Attorney in fact
Polly Ann Carter, Attorney-in-fact

Polly Ann Carter
Polly Ann Carter

Steve Abbate
By: Steve Abbate by Polly Ann Carter, Attorney in fact
Polly Ann Carter, Attorney-in-fact

Maryann Abbate
By: Maryann Abbate by Polly Ann Carter, Attorney in fact
Polly Ann Carter, Attorney-in-fact

LEGAL DESCRIPTION CONTINUATION

It is hereby agreed and understood that the within named Grantee does hereby agree to assume and promise to pay the unpaid balance of a certain indebtedness in the original principal amount of $38,400.00 payable to Ray K. Binnion and wife, Mary M. Binnion, and secured by a Deed of Trust of record in Book 7986, page 57, Register's Office for said County, to which reference is here made for complete terms and conditions thereof.



BOOK 9474 PG 311

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 POLLY ANN CARTER and Michael G. Turner

the bargainor, ~~_____~~, 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 Goodlettsville, Tennessee, this 21st day of September, 19 94.

Commission expires 11-25-95

Mary Birdsong
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **POLLY ANN CARTER** to me known to be the person who executed the foregoing instrument in behalf of **JAMES DAVID CARTER, STEVE ABBATE, and MARYANN ABBATE** and acknowledged that she executed the same as the free act and deed of the the said **JAMES DAVID CARTER, STEVE ABBATE, and MARYANN ABBATE**.

WITNESS my hand and official seal at Goodlettsville, Tennessee, this 21st day of September, 1994.

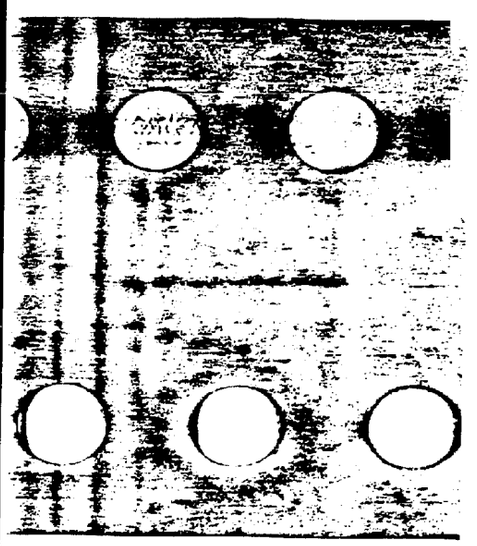
Mary Birdsong
Notary Public

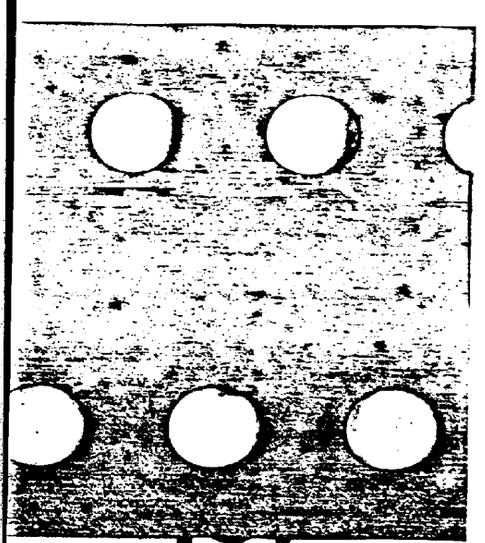
My Commission Expires: 11-25-95

93896
IDENTIFICATION REFERENCE

94 SEP 26 AM 9:32
FELIX Z. REGISTER
DAVIDSON COUNTY, TN.

1701 09/26 0101 03CHECK 176.91





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

RECEIVED OF _____

FOR _____

BOOK 9474 PG 312

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 44258.91
				CON TX 163.91
				PRFEE 1.00
				WDEED 112.00
				ERR CO
				WDEED 112.00-
				WDEED 12.00
				TOTAL 176.91
				CHECK 176.91
			09/26/94	01 09:30 0001 1701

RECEIPT NOT VALID UNTIL CHECK IS PAID BY BANK

93896
IDENTIF. & REFERENCE

94 SEP 26 AM 9:12
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 837982