STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF November, 19 94

Notary Public

MY COMMISSION EXPIRES:
(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 |
|---|---|---|
| Bertha Elam | Same As New Owner | MAP 72-7 |
| (NAME) | (NAME) | |
| 1303 McGavock Pike | | PARCEL 134 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37206 | | 15DZ 7715 |
| (CITY) (STATE) (ZIP) | (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, Clifton Fortune, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bertha Elam, unmarried

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 the easterly parts of Lots Nos. 1 and 2 and part of Lot No. 2-A on the Map of R. M. Dudley's Subdivision, as of record in Book 974, page 8, Register's Office of said County, described according to a survey made by Lewis D. Justice, Surveyor, March 22, 1948, as follows:

Beginning at a point on the northerly margin of McGavock Road, 124 feet easterly from the intersection of the northerly margin of said road and the easterly margin of a 5 foot reserved strip lying on the easterly side of Oxford Avenue; thence with the northerly margin of said McGavock Road easterly 114.5 feet to the westerly margin of a 15 foot alley; thence with the westerly margin of said alley northerly 83 feet to the southwest corner of a part of said Lot No. 2-A, conveyed to Chester Walker, by deed from C. E. Walker and wife, of record in Book 714, page 497, Register's Office for said County, thence with the westerly line of said Chester Walker lot, northerly 85 feet to the northwest corner of said lot, said point being in the northerly line of said Lot No. 2-A, thence with the northerly line of said Lot No. 2-A, westerly 95.7 feet to a stake; thence southerly 190 feet to the point of beginning.

Being the same property conveyed to Clifton Fortune and wife, Ruby P. Fortune, by deed from John J. Forrester and wife, Anna M. Forrester, as of record in Book 3031, page 409, Register's Office for Davidson County, Tennessee. The said Ruby P. Fortune, having since died.

unimproved ( )
This is improved ( X ) property, known as 1303 McGavock Pike, Nashville, Tennessee 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 my hand this 10th day of November, 19 94

Clifton Fortune

Clifton Fortune

BOOK 9537 PG 256

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 Clifton Fortune

the bargainor, with whom I am personally acquainted or 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 Goodlettsville, Tennessee, this 10th day of November, 19 94.

Commission expires 11/26/94

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

9875 12/05 0101 03CHECK 157.00



11359

IDENTIFICATION REFERENCE

98 DEC -5 AM 9:24

DAVIDSON COUNTY, TN





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 9537 PG 257

| | | |
|---|---|---|
| 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 | 40000.00 |
| CON TX | 148.00 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 157.00 |
| CHECK | 157.00 |

12/05/94 01 09:24 0001 9875

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

14359
IDENTIFICATION REFERENCE

DEC -5 AM 9:21

FELIX Z. WILSON
DAVIDSON COUNTY, TN

**No.** 859883