24899

IDENTIF. & REFERENCE

95 JAN 12 AM 11:39

DAVIDSON COUNTY, TN. REGISTER

PICK-UP

Prepared by:
Monica D. Edwards, Esq
112 Stahlman Building
Nashville, Tennessee 37201

BOOK 9569 PG 992

ADDRESS OF NEW OWNER:
Bessie Hunter
1625 25th Avenue, North
Nashville, TN 37208

SEND TAX BILLS TO:
Same

MAP: 81-10
Parcel 316
08DA 13180

WARRANTY DEED

FOR AND IN CONSIDERATION **OF THE SUM OF SEVENTEEN THOUSAND ($17,000.00) DOLLARS, ANTONIO TURNER,** (a single individual) GRANTOR, has bargained and sold, and by these presents does transfer and convey unto the said **BESSIE HUNTER,** GRANTEE herein, her heirs and assigns certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being part of Lot 21 in the Subdivision of the Georgia Industrial Realty Company's North Nashville property, as of record in Book 421, Page 188, Register's Office for Davidson County, Tennessee.

BEGINNING at a point 150 feet southerly from the southeast intersecting corner of Osage Street and 25th Avenue North; thence eastwardly 132 feet to a stake; thence southwardly 50 feet to a stake; thence westwardly 132 feet to a stake; thence northwardly 50 feet to the point of beginning.

SAID Lot fronts 50 feet on the easterly side of 25th Avenue North, and runs back 132 feet on each side to a dead line in the rear on which it measures 50 feet.

BEING the same property conveyed to Antonio Turner by deed from Fred Douglas Hill, Jr., of record in Book 7474, Page 780, Register's Office for Davidson County, Tennessee.

This is improved property known as 1632 25th Avenue, North, Nashville, Tennessee 37208.

TO have and to hold the said tracts and parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, his heirs and assigns, forever. And GRANTOR does covenant with the said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. And he does further covenant and bind himself, his heirs, and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns against the lawful claims of all persons, whomsoever.

WITNESS my hand this 11th day of January, 1994.

Antonio Turner

ANTONIO TURNER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 9569 PG 993

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANTONIO TURNER**, 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 Nashville, Davidson County, Tennessee, this 11th day of January, 1994.

Monica D. Edwards
NOTARY PUBLIC

My Commission Expires: 11/22/97

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

1541 01/12 0101 03CHECK 71.90

The actual consideration for this transfer or value of property (whichever is greater) is **SEVENTEEN THOUSAND ($17,000.00) DOLLARS.** This is equal to or greater than the property would bring at a fair and voluntary sale.

Bessie Hunter
AFFIANT

SWORN to and ***SUBSCRIBED*** before me this 11th day of January, 1994.

Monica D. Edwards
NOTARY PUBLIC

My Commission Expires: 11/22/97

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

RECEIVED OF _____

FOR _____

BOOK 9569 PG 994

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 17000.00
CON TX 62.90
PRFEE 1.00
WDEED 8.00
TOTAL 71.90
CHECK 71.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 1541

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

No. 871388