30112
IDENTIF. & REFERENCE

30112

PICK-UP

98 FEB -1 AM 10:39

REGISTER
DAVIDSON COUNTY, TN.

This instrument prepared by:
Harlan Dodson III
Dodson, Parker & Behm
400 Realtors Building
306 Gay Street
P. O. Box 198806
Nashville, TN 37219-8806
(615) 254-2291

7333 02/01 0101 03CHECK 564.00

WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILL TO:	MAP PARCEL NO.:
Paul A. Polycarpou 1219 16th Ave., S. Nashville, TN 37219	Same	104-8 226

BOOK 9584 PG 421

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 ($10.00) Dollars, and other good and valuable considerations, I, HARLAN DODSON III, as general partner of ES Associates, Ltd. have this day bargained and sold and do hereby transfer and convey unto Paul Polycarpou, and unmarried man, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being part of Lot No. 30 on O. B. Hayes' Plan of Large Lots, as of record in Book 21, page 87, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of 16th Avenue South, formerly Belmont Avenue, as widened 166-1/2 feet southwardly from the northerly line of said Lot No. 30, being the southeast corner of a strip of land 1-1/2 feet wide conveyed by Georgie M. Easeman and husband to B. Marvin Corlett and wife, by deed of record in Book 377, page 297, said Register's Office; running then southwardly with the westerly margin of said 16th Avenue South 53-1/2 feet to a stake; thence at right angles to said Avenue, westwardly along a line parallel with the northerly line of said Lot No. 30, 154-1/2 feet, more or less to an alley, said point being 220 feet southwardly from the margin of said Lot No. 30; thence with the easterly margin of said alley, northwardly 53-1/2 feet to a stake, 166-1/2 feet southwardly from the northerly margin of said Lot No. 30; thence eastwardly along a line parallel with and 166-1/2 feet southwardly from the northerly line of said Lot No. 30 154-1/2 feet, more or less, to the beginning on 16th Avenue South.

Being the same property conveyed to Harlan Dodson III, as general partner of ES Associates, Ltd., by deed from Harlan Dodson, III, of record in Book 5831, page 225 and in Book 7186, page 661, Register's Office, Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the above described property.

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value whichever is greater, for this transfer is $150,000.00.

Subscribed and sworn to before me this the 31st day of January, 1995.

Affiant

Notary Public
My Commission Expires: 11-28-98

This is improved property, known as 1219 16th Ave., South, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Paul Polycarpou, his successors, heirs and assigns, forever.

I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. I further covenant and bind my heirs and representatives to warrant and forever defend the title to said real estate to the said Paul Polycarpou, his successors, heirs and assigns against the lawful claims of all persons.

WITNESS my hand this the 31st day of January, 1995.

HARLAN DODSON III, as General
Partner of ES Associates, Ltd.

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

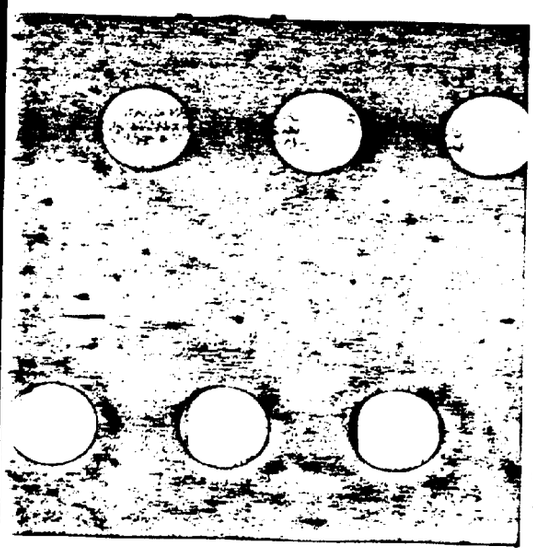
On this the 31st day of January, 1995, before me personally appeared Harlan Dodson III, personally known to me, and who executed the foregoing instrument as General Partner of ES Associates, Ltd., and being authorized so to do, acknowledged that he executed the same as his free act and deed.

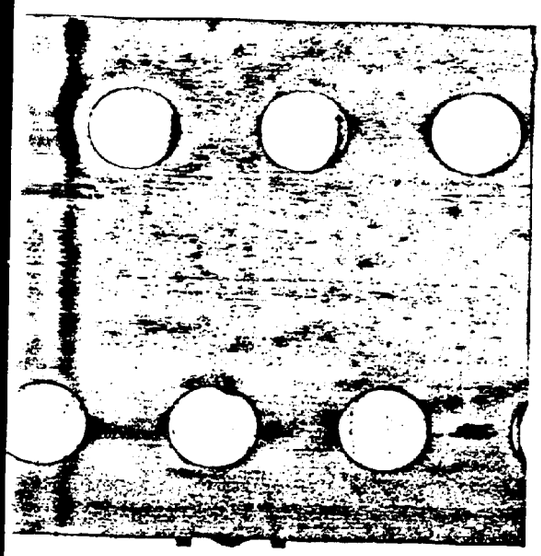
WITNESS my hand, at office, this the 31st day of January, 1995.

Notary Public

My Commission Expires:

11-28-98





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9584 PG 423

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 150000.00
CON TX 555.00
PRFEE 1.00
WDEED 8.00
TOTAL 564.00
CHECK 564.00

02/01/95 01 10:39 0001 7333

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. & REFERENCE 3012

95 FEB -1 AM 10:40

FELIX Z. WILSON
DAVIDSON COUNTY REGISTER
TN.

No. 877093