31345

IDENTIFICATION REFERENCE

BOOK 9587 PG 804

95 FEB -3 AM 9:13

REGISTER

# WARRANTY DEED

State of Tennessee )
County of Davidson )

The actual consideration or value, whichever is greater, for this transfer is $12,500.00

Affiant

Sworn to and subscribed before me this 1st day of February, 1995.

NOTARY PUBLIC

My Commission Expires: 5-26-97

This instrument prepared by:

**ROBERT F. SPANN, Attorney**
First American Center, Suite 1545
315 Deaderick Street
Nashville, Tennessee 37238-1545
615/242-2525

| ADDRESS - NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL NUMBER: |
|---|---|---|
| Hal E. Wilson, Jr., et ux | Same | Map 105 - 9 |
| 304 Acuba Ave | | Par. 416 |
| Nashville, Tn 37209 | | |

**FOR AND IN CONSIDERATION** of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Theresa Holt, hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto Hal E. Wilson, Jr. and wife, Martha F. Wilson, hereinafter called Grantees, their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the southwest part of Lot No. 12 on the Plan of W. L. B. Lawrence Property, as of record in Book 21, Page 148, Register's Office, described according to a survey of Barge, Waggoner and Sumner, Engineers, April 1, 1970, as follows:

BEGINNING at an iron pin in the easterly margin of 10th Avenue South at the entrance of alley No. 674-1/2, said pin being 305.1 feet north of Douglas Avenue; thence with the margin of 10th Avenue South, north 2° 38' east 25.7 feet to an iron pin; thence leaving said avenue south 84° 49' east 200 feet to an iron pin in the westerly margin of a 12-foot private alley; thence with the same, south 2° 38' west 19.1 feet to an iron pin the beginning of a curve; thence around said curve, southeasterly 32.31 feet to an iron pin in the northerly margin of alley No. 674-1/2; thence with the same, north 84° 49' west 164.7 feet to an iron pin the beginning of a curve; thence around said curve, northwesterly 22.89 feet to the point of beginning.

Being the same property conveyed to James Edward Henderson and wife, Alberta Henderson, by deed from National Building Corporation, of record in Book 4500, page 961, Register's Office for Davidson County, Tennessee, the said Alberta Henderson having since died and having been predeceased by James Edward Henderson, the only heirs at law of Alberta Henderson being Mary Sawyers Dowell and Theresa Holt. And being the same property conveyed to Theresa Holt by deed from Mary Sawyers Dowell and Frank H. Dowell of record in Book 7384, page 321, said Register's Office.

The above described property is not the usual place of residence of the Grantor herein.

This is improved property known as 2028 Tenth Avenue South, Nashville, Tennessee 37204.

**TO HAVE AND TO HOLD** the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantees, their heirs and assigns forever; and I do covenant with the said Grantees that I am 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 I do further covenant and bind ourselves, our heirs, assigns 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 2nd day of February, 1995.

Theresa Holt

THERESA HOLT

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

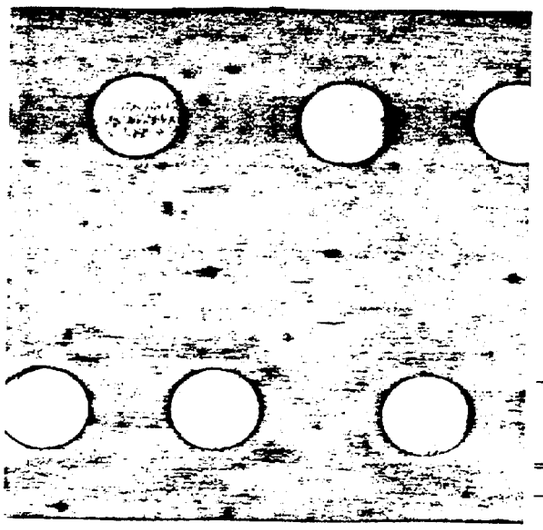
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Theresa Holt, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 2 day of Feb, 1995.

NOTARY PUBLIC

My Commission Expires: 9-26-95

3652 02/23 11:01 03CHECK 55.25



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

RECEIVED OF _____

FOR _____

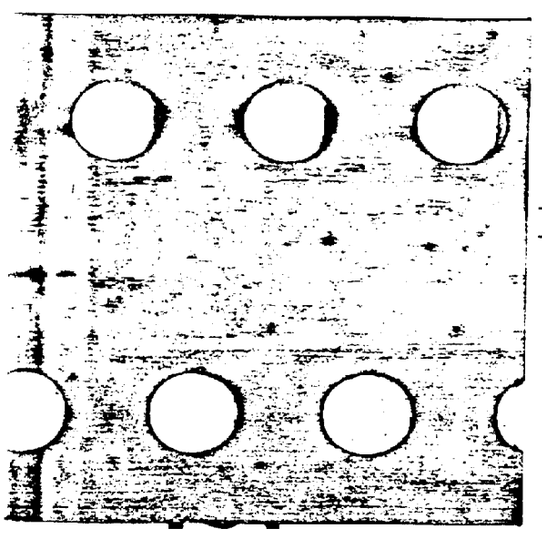
BOOK 9587 PG 806

| | | |
|---|---|---|
| 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 | 12500.00 |
| CON TX | 46.25 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 55.25 |
| CHECK | 55.25 |

02/03/95 01 09:14 0001 8661



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

31345
IDENTIFICATION REFERENCE

95 FEB -3 AM 9:13

FELIX Z. WILSON
REGISTER
DAVIDSON COUNTY, TN.

**No.** 878411