BOOK 9710PG648

95 JUN 23 AM 11:18

FELIX A. HERSCHEL REGISTER
DAVIDSON COUNTY, TN.

0072841

IDENTIF. & REFERENCE

**THIS INSTRUMENT PREPARED BY:**

Jones & Shockley
1319 Fifth Avenue North
Nashville, TN 37208

mail

| ADDRESS OF NEW OWNER(S): | SEND TAX BILL TO: | MAP & PARCEL NO: |
|---|---|---|
| Walter A. Stinson<br><br>2700 Westwood Ave<br>Nashville, TN 37212 | 2700 WESTWOOD AVE<br>NASHVILLE, TN<br>37212 | Map 104<br>Parcel 15-293 |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value whichever is greater, for this transfer is One Hundred and Five Thousand Dollars ($105,000.00).

Walter A. Stinson
Affiant

Subscribed to and sworn before me this 22nd day of June, 1995.

My Commission Expires:
9.26.98

Barbara J. Young
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

# WARRANTY DEED

**THIS DEED**, made this the 22nd day of June, 1995, between Nancy H. Fullerton, Executrix of Van W. McKibbon, Jr. and Walter A. Stinson.

**WITNESSETH:** FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00) Dollars, to me in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Nancy H. Fullerton, Executrix of the Estate of Van W. McKibbon, Jr., the Grantor herein, her successors and assigns, have this day bargained and sold, and does hereby transfer and convey to Walter A. Stinson, married, the Grantee herein, his successors, heirs and assigns with covenant of general warranty of title, the following described real property:

Land in the Davidson County, Tennessee, being the easterly 50 feet of the southerly one-half of Lot No. 35, on the Plan of Belair, of record in Book 332, page 6, Register's Office for said County as follows:

Said easterly part of the southerly one-half of Lot no. 35 fronts 50 feet on the northerly side of Westwood Avenue and runs back between parallel lines 192 feet half way to West Linden, formerly Sunset Avenue.

Being the same property conveyed to Van W. McKibbon and wife, Florence E. McKibbon by deed from Mildred Harrington/Gladys Marsherello of recorded in Book 3938, page 681, Register's Office for Davidson County, Tennessee, the said Florence E. McKibbon having predeceased Van W. McKibbon, Jr. and the said Van W. McKibbon, Jr. having since died. The Will of Van W. McKibbon, Jr., of record in the Probate Court Clerk's Office for Davidson County, Tennessee, Probate No. 95P488, said Will having appointed Nancy H. Fullerton as executrix with power of sale.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belongs, to the Grantees their (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 except for those matters of record the same is unencumbered.

I further covenant and bind myself and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

This conveyance is made subject to all covenants, conditions, restrictions and reservations contained in former deeds and other instruments of record applicable to said property insofar as same are presently binding thereon.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all gender.

Witness my hand this 22nd day of June, 1995.

Nancy H. Fullerton

Nancy H. Fullerton,
Executrix of the Estate of
Van W. McKibbon

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

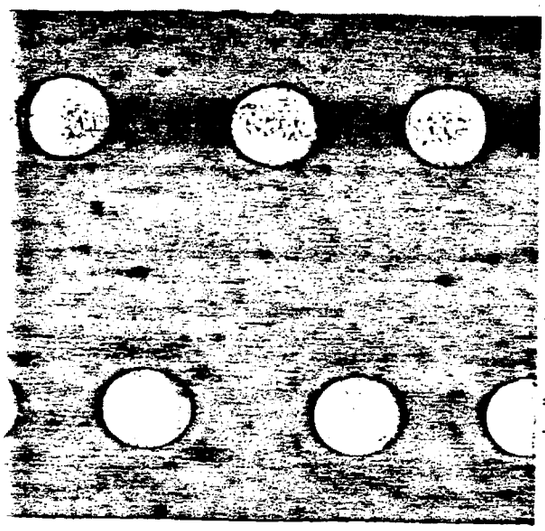
Personally appeared before me Nancy H. Fullerton, Notary Public in and for said County and State, Nancy H. Fullerton, Executrix of the Estate of Van W. McKibbon, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of June, 1995.

Barbara J. Young
Notary Public

My Commission Expires: 9-26-98

4325 06/23 0101 03CHECK 397.50



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

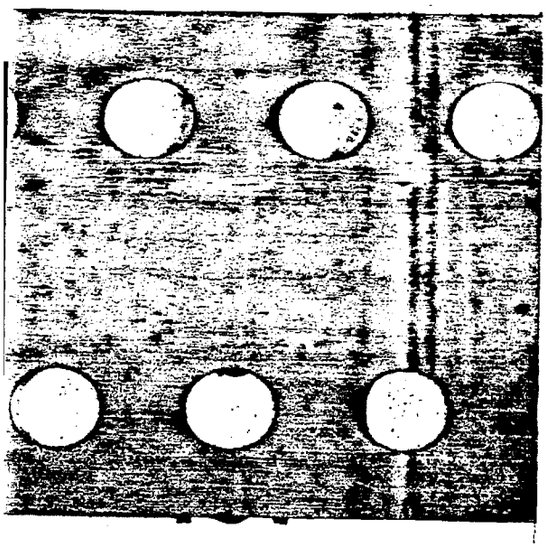
RECEIVED OF _____

FOR _____

BOOK 9710 PG 650

| | | |
|---|---|---|
| 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
105000.00
CON TX 388.50
PRFEE 1.00
WDFEE 8.00
TOTAL 397.50
CHECK 397.50

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

06/23/95 01 11:18 0001 4325

0072841
IDENTIF. ↑ REFERENCE

95 JUN 23 AM 11:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 923530