# WARRANTY DEED

| THIS INSTRUMENT PREPARED BY: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Joe D. Spicer, Atty.<br>109 N. Mid-America Mall<br>Suite 200<br>Memphis, Tennessee 38103 | NEW OWNER.<br>June C. Lofton<br>(NAME)<br>3106 East Raines Road<br>(STREET ADDRESS)<br>Memphis, Tennessee 38118<br>(CITY) (STATE) (ZIP) | 083-06-0<br>306.00 |

BOOK 9787 PG 883

**THIS INDENTURE**, made and entered into this 10 day of April 19 91, by and between

Beatrice Dale (unmarried), party of the first part, and

June C. Lofton and Patsy J. Humphrey, party of the second part,

**WITNESSETH:** That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Olivia W. Sharpe's Second Addition to Nashville, County of Davidson State of Tennessee,

Being parts of Lots Nos. 3 and 4, the map being recorded Book 421, page 176, Register's Office of Davidson County and described as:

Beginning on the southerly margin of Eastland Avenue at the northwest corner of the property conveyed to J. T. McClallan, Jr., et al, Trustee, by deed from Constance Cunningham, of record in Book 1537, page 521, said Register's Office; thence with their westerly line southwardly 204.8 feet, more or less, to the northerly margin of an alley; thence with said said alley westwardly 75.3 feet, more or less, to the southeast corner of the property conveyed to James O. Nash and wife, by deed from Carl Cunningham and wife, of record in Book 1494, page 313, said Register's Office; thence with Nash's easterly line northwardly 202.5 feet, more or less, to the southerly margin of Eastland Avenue; thence with said Avenue eastwardly 75 feet, more or less, to the beginning.

Being the same property conveyed to Beatrice Dale by deed from Aaron B. Brown, Sr., and Wife, of record in Book 1788, page 189, said Register's Office.

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby convenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered.

1405 09/07 0101 03CHECK 120.00

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Beatrice Dale
BEATRICE DALE

PICK-UP IDENTIF. + REFERENCE 0087789

95 SEP -7 PM 12:09

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

STATE OF TENNESSEE, COUNTY OF ~~SHELBY~~ Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Beatrice Dale to me known to be the person described in and who executed the foregoing instrument, and acknowledged that She executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 10 day of April 19 91

My commission expires My Commission Expires May 22, 1993

Notary Public

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ 30,000 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

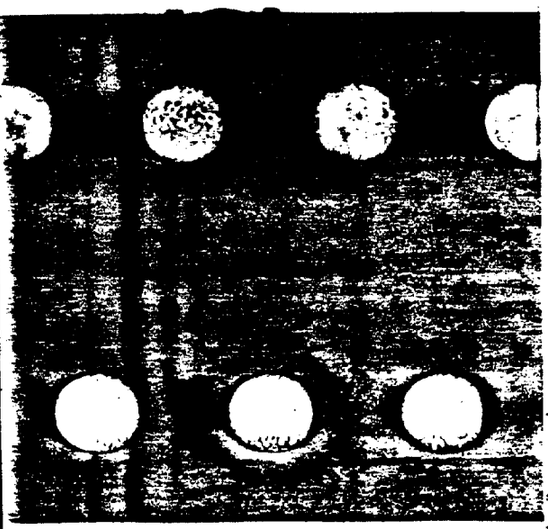
Subscribed and sworn to before me this 7th day of Sept. 19 95

Deputy Rec

MICHAEL D. BESSIE NOTARY PUBLIC DAVIDSON COUNTY

PROPERTY ADDRESS: 1510 Eastland Avenue
Nashville, TN 37206

**STEWART TITLE**
**COMPANY OF MEMPHIS**
6800 POPLAR AVENUE - SUITE 114
MEMPHIS, TENNESSEE 38138



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

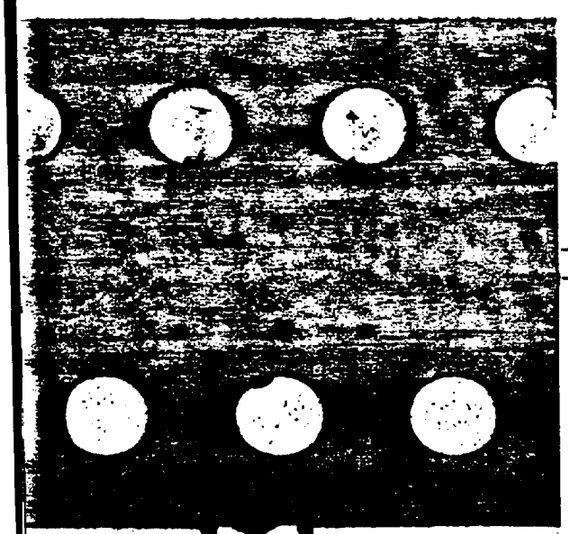
RECEIVED OF _____

FOR _____

BOOK 9787 PG 889

| | | |
|---|---|---|
| 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 30000.00
CON TX 111.00
PRFEE 1.00
WDEED 8.00
[illegible] 120.00
CHECK 120.00

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

09/07/95 01 12:20 0001 1405

0097789
IDENTIF. ↑ REFERENCE

95 SEP -7 PM 12: 19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 950296