Box 58

# WARRANTY DEED

BOOK 9885 PG 575

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 158,000.00

Elizabeth Gammans
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
6th DAY OF December 19 95

Paula M Harris
Notary Public

MY COMMISSION EXPIRES: My Commission Expires Nov 22, 1997
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Elizabeth Gammans (NAME) | NEW OWNER (NAME) | MAP 104-10 |
| 2828 Hillside Drive (ADDRESS) | 2828 Hillside Drive (ADDRESS) | PARCEL 177 |
| Nashville, TN 37212 (CITY) (STATE) (ZIP) | Nashville, TN 37212 (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Martha E. Tucker, an unmarried widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elizabeth Gammans, a single person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being parts of lots Nos. 161, 162 and 163 on the Map showing R. W. Grizzard's Subdivision of part of the Bosley Tract, not of record, described according to survey made June 17, 195__, by William Collier Parrish, Associates, Engineers, as follows:

Beginning on the westerly margin of 32nd Avenue South 125 feet north of the northwest corner of said Avenue and Blair Boulevard; thence with said Avenue northwardly 95 feet; thence westwardly 300 feet; thence southwardly 20 feet to the northwest corner of lot No. 160; thence with the northerly line of said lot eastwardly 75 feet to the corner of lots Nos. 160 and 161; thence with the line between said two lots southwardly 75 feet; thence eastwardly 225 feet to the beginning.

Being the same property conveyed to Lillard L. Tucker and wife, Martha E. Tucker by deed from Union Development Company, a Tennessee Corporation, of record in Book 2447, page 199, Register's Office for Davidson County, Tennessee. The said Lillard L. Tucker having since died leaving the property vested soley in the name of Martha E. Tucker.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THAT PORTION OF THE PROPERTY CONVEYED TO ROBERT E. OLIPHANT OF RECORD IN BOOK 6473, PAGE 766, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS:

Land in Davidson County, Tennessee, being the northerly 100 feet of Lot No. 163 on the Map showing R. W. Grizzard's Subdivision of part of the Bosley Tract, not of record, described according to a survey made by Erle Drake,

CONTINUED

unimproved ( )
is improved ( X ) property, known as 2828 Hillside Drive, Nashville, TN 37212 a/k/a 2828 32nd Avenue
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs 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 6th day of December 19 95

Martha E. Tucker

Martha E. Tucker

BOOK 9885 PG 576

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 Martha E. Tucker, an unmarried widow

the 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 6th day of December 19 95

Commission expires My Commission Expires Nov. 22, 1997

Paula M Harris
Notary Public

PAULA M. HARRIS NOTARY PUBLIC AT LARGE TEXAS

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who, upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

7273 12/11 0101 03CHECK 597.50

IDENTIFICATION REFERENCE

95 DEC 11 PM 3:54

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

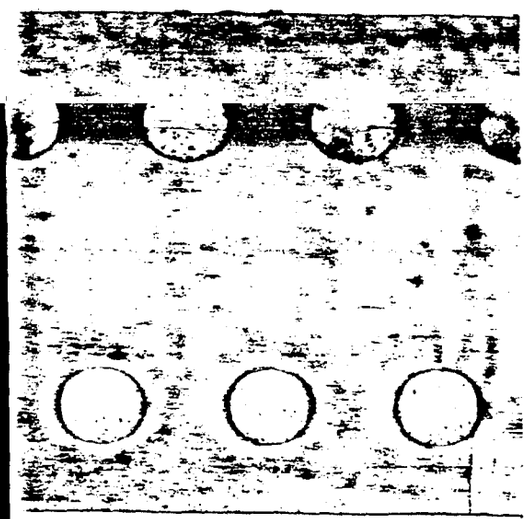
013135

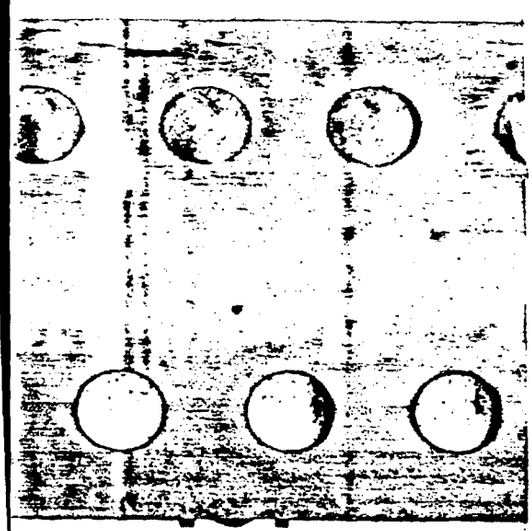
LEGAL DESCRIPTION CONTINUATION

County Surveyor, dated October 10, 1930, as follows:

BEGINNING on the westerly margin of 32nd Avenue South, at a point 220 feet north of the northerly margin of Blair Boulevard, being the northeast corner of the property conveyed to Lillard L. Tucker and wife, by deed from Union Development Company, of record in Book 2447, page 199, R.O.D.C.T.; thence with the westerly margin of said Avenue, northwardly 100 feet to the corner of Lots Nos. 163 and 202; thence with the line between said two lots, westwardly 300 feet; thence southwardly and parallel with the westerly margin of 32nd Avenue South, 100 feet to the northeast corner of said Tucker property; thence with the northerly line of same, eastwardly 300 feet to the beginning.

This property is conveyed subject to any and all restrictive covenants and/or easements running with the land and taxes for the current year which have been prorated day of close and assumed by the Grantee..





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

RECEIVED OF _____

FOR _____

BOOK 9885 PG 578

| | | |
|---|---|---|
| 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 | |
| | | | | 158000.00 |
| | | | CON TX | 584.60 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 12.00 |
| | | | TOTAL | 597.60 |
| | | | CHECK | 597.60 |
| 12/11/95 | 01 | | 15:56 0001 | 7273 |

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

0131135
IDENTIF. & REFERENCE

95 DEC 11 PM 3:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 985744