BOOK 9878 PG 863

THIS INSTRUMENT PREPARED BY:
John Aaron Holt
JACOBS & HOLT, P.C.
311 White Bridge Road
Nashville, Tennessee 37209

Mail

RE-RECORD
BOOK 9945 PG 610

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL
Alma Jayne Gordon	SAME	map 104-16
1801 Beechwood Avenue		parcel 258
Nashville, TN 37212		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) ----------
----------DOLLARS,
cash in hand paid, and other good and valuable considerations, receipt of all of same from the Grantee being acknowledged.

I, Evelyn Crowson and Sara D. Dawson Conservators of the Estate of Patsy Ruth Berg, unmarried, Grantor have bargained and sold, and by these presents do transfer and convey unto the said Alma Jayne Gordon, unmarried the GRANTEE herein, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the easterly half of Lot No. 228 on the Belmont Land Company's Plan of Lots, called Belmont Heights, as of record in Book 421, page 34.

Said part of said lot fronts 62-1/2 feet on the southerly side of Beechwood Avenue and runs back between parallel lines, with the westerly margin of Hawthorne Place, 175 feet to an alley.

Being the same property conveyed to Patsy Ruth Berg by Quitclaim Deed from Walter E. Berg of record in Book 4665, Page 507, Register's Office for Davidson County, Tennessee.

This description is taken from the previous deed.

This conveyance is subject to all restrictions and easements of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00.

Alma Jayne Gordon

Subscribed and sworn to before me, this 17 day of November, 1995.

John Aaron Holt
Notary Public

My commission expires: 1-25-97

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

This is improved property, known as 1801 Beechwood Avenue, Nashville, TN 37212 .

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

0129012
IDENTIF. ↑ REFERENCE

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IX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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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.

Whenever 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 our hands this 17 day of November, 1995.

Evelyn Crowson Cons.
Evelyn Crowson, Conservator

Sara D. Dawson Conservator
Sara D. Dawson, Conservator

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

On this 17 day of November, 1995, before me personally appeared EVELYN CROWSON, CONSERVATOR AND SARA D. DAWSON, CONSERVATOR, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument in behalf of Patsy Ruth Berg acknowledged that such person executed the same as the free act and deed of Patsy Ruth Berg.

Witness my hand and official seal at Nashville, Tennessee this 17 day of November, 1995.

NOTARY PUBLIC

My commission expires: 1-25-97

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IDENTIFICATION REFERENCE

96 FEB 12 PM 2:12
FELIX A. NILSON, REGISTER
DAVIDSON COUNTY, TN.

RE-RECORD

PICK-UP