24

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
Frances F. Douglas
305 Marshall Street
Nashville, Tennessee 37207

SEND TAX BILL:
To Mortgagee

BOOK 10033 PG 111

MORTGAGEE:
Trans Financial Bank
P. O. Box 1450
Tullahoma, TN 37388

MAP AND PARCEL:
MAP 71-11
PARCEL 121

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Carl R. McWhirter and wife, Mary C. McWhirter, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Frances F. Douglas, single , 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:

BEING Part of Lot 56, Trinity Heights Addition, Subdivision of Bass Lands as recorded in Book 161, Page 38, Register's Office, Davidson County, Tennessee, and further described as follows:

Said part of Lot 56 fronts 50 feet on the northerly margin of Marshall Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Carl R. McWhirter , by deed from W. A. McWhirter, and wife, Mary E. McWhirter of record in Book 9408, Page 508, Register's Office for Davidson County, Tennessee.

Mary C. McWhirter herein joins to convey any and all rights and interests she may have, if any.

This is the same description as in previous deed of record.

This is improved property known as 305 Marshall Street, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Frances F. Douglas, single, their heirs and assigns, forever; and we, Carl R. McWhirter and wife, Mary C. McWhirter 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 26th day of April, 1996.

Carl R. McWhirter

Mary C. McWhirter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 10033 PG 112

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Carl R. McWhirter and wife, Mary C. McWhirter the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 26th day of April, 1996.

NOTARY PUBLIC

My Commission Expires: 9-21-96

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 56,900.00.

AFFIANT

Subscribed and sworn to before me this 26th day of April, 1996.

NOTARY PUBLIC
My Commission Expires: 9-21-96

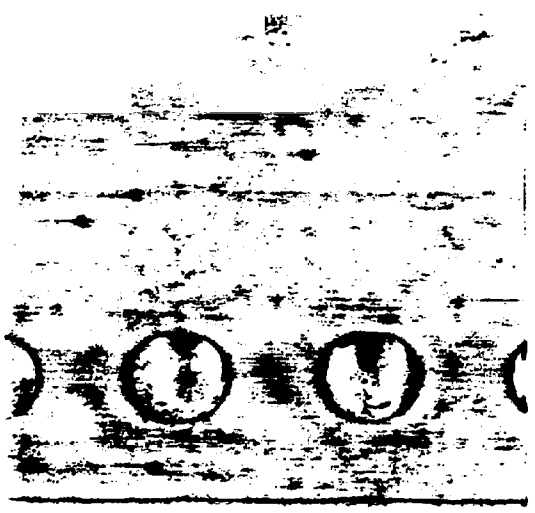
0176797

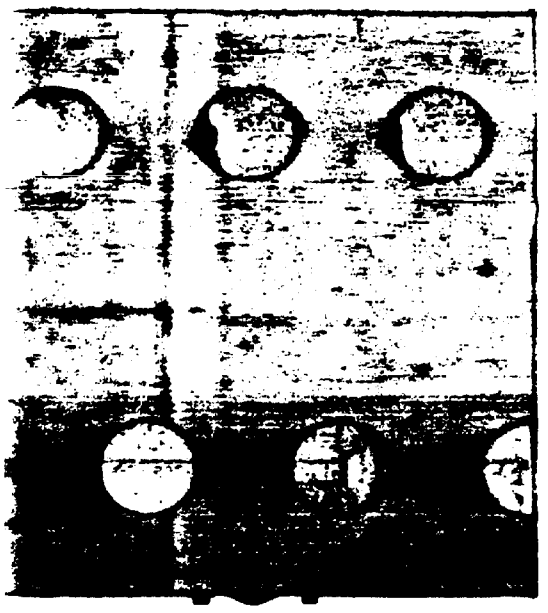
IDENTIF. ✦ REFERENCE

96 MAY -1 AM 9:20

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

6235 05/01 0101 03CHECK 219.53





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10033 PG 113

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 56900.00
CON TX 210.53
PRFEE 1.00
WDEED 8.00
TOTAL 219.53
CHECK 219.53

05/01/96 01 09:22 0001 6235

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0176797
IDENTIF. ↑ REFERENCE

96 MAY -1 AM 9:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1034273