F.k Bof 29

STATE OF TENNESSEE 6892
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF May, 19 96

Notary Public Ollie Mai Parsley

MY COMMISSION EXPIRES: 3/27/99

BOOK 10057 PG 139

THIS INSTRUMENT WAS PREPARED BY

J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allison Dawkins		71-2-34
(NAME)	(NAME)	
1265 Kenmons Place	New Owner	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37216		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Robert Curtis, sole heir to the and estate of Roscoe East Curtis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Allison Dawkins and wife, Betty Dawkins and Charles LaRue

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 the 12th, formerly the 21st Civil District of Davidson County, Tennessee, being Lot No. 40 on the Plan of E. C. Scruggs' First Avondale Addition, as of record in Book 161, page 13, Register's Office for said County.

Said Lot No. 40 fronts 54 feet on the southerly side of Greenwood Avenue and runs back between lines, with the westerly margin of an alley, 149 feet, more or less, to an alley in the rear, measuring 63 feet thereon.

BEING the same property conveyed to Roscoe East Curtis by deed from Lois P. Moss (now Morgan) filed of record in Book 4251, page 68, Register's Office for Davidson County, Tennessee. The said Roscoe East Curtis having since died. The Grantor herein is the sole heir at law of Roscoe East Curtis and takes title to this property by the law of descent and distribution.

This is improved property known as 1256 Avondale Circle, Nashville, TN

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 their hand s this 17th day of May, 19 96.

Robert Curtis, sole heir to the

estate of Roscoe East Curtis

BOOK 10057 PG 140

6892

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named Robert Curtis, sole heir to the and estate of Roscoe East Curtis the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 17th day of May, 19 96.

My commission expires 3/27/99

Notary Public Ollie Mai Parsley

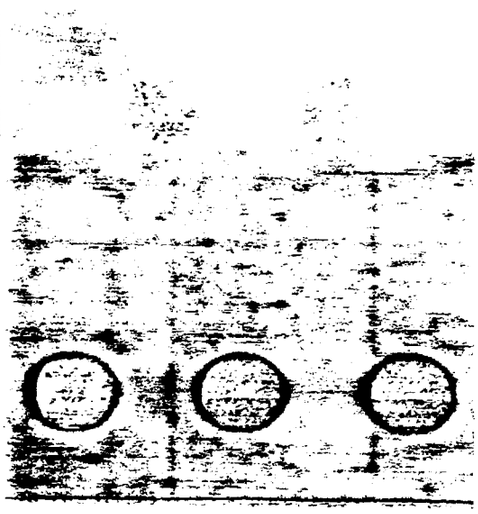
0183952
IDENTIF. ↑ REFERENCE

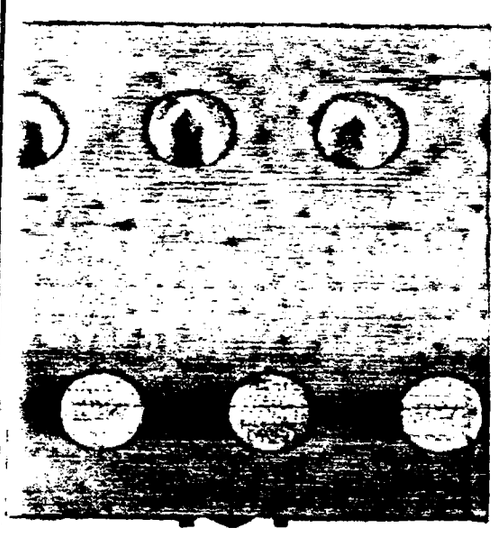
96 MAY 22 AM 9:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

4026 05/22 0101 03CHECK 34.90

[redacted]

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





RECEIVED OF _____

FOR _____

BOOK 10057 PG 141

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 7000.00
CON TX 25.90
PRFEE 1.00
WDEED 8.00
TOTAL 34.90
CHECK 34.90

05/22/96 01 09:37 0001 4026

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0183952
IDENTIF. & REFERENCE

96 MAY 22 AM 9:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1041965