Mail

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) BOOK 10077 PG 291

The actual consideration or value, whichever is greater, for this transfer is $ 57,000.00

Pippa VonColln
Affiant

Subscribed and sworn to before me, this 4th day of June 1996

Notary Public

My Commission Expires: 11-22-97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
PIPPA VONCOLLN 208 Manchester Avenue Nashville, Tennessee 37206	SAME	MAP 83-6 PARCEL 134

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY SEVEN THOUSAND AND NO/100---------- ---------- ($ 57,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, I, GLADYS M. MITCHELL, UNMARRIED hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto PIPPA VONCOLLN, unmarried and FRED VONCOLLN, married hereinafter called the Grantee s, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 32 on the Plan of Beaumont Place, Johnson Bransford's Subdivision of part of Lots 4 and 5 on the Plan of Brownsville and other property, as of record in Book 332, page 38, Register's Office for Davidson County, Tennessee.

SAID Lot No. 32 fronts 50-1/2 feet on the easterly side of Manchester Avenue and runs back on the south line 172 feet 11 inches and on the north line 174 feet 4 inches to an alley and shows 50 feet and 2 inches on said alley.

BEING the same property conveyed to Raymond A. Mitchell and wife, Gladys M. Mitchell, by deed from Home Owners' Loan Corporation of Washington D.C., of record in Book 1084, page 81, Register's Office for Davidson County, Tennessee; the said Raymond A. Mitchell having since died.

0219 06/06 0101 03CHECK 219.00

This is improved property known as 208 Manchester Avenue, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE s, their heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEEs that she is lawfully seized and possessed of said land in fee simple, ha s good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Beaumont Place, Johnson Bransford's S/D of Lots of record in Book 332, page 38, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs and binds herself, her heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 4th day of June, 19 96.

Gladys M. Mitchell

GLADYS M. MITCHELL

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 GLADYS M. MITCHELL, UNMARRIED, 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 this 4th day of June, 1996.

Mitchell A Watts

My Commission Expires: November 22, 1997 — Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

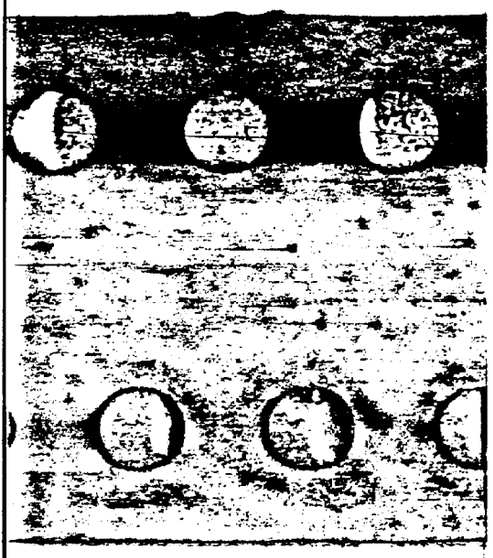
Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____.

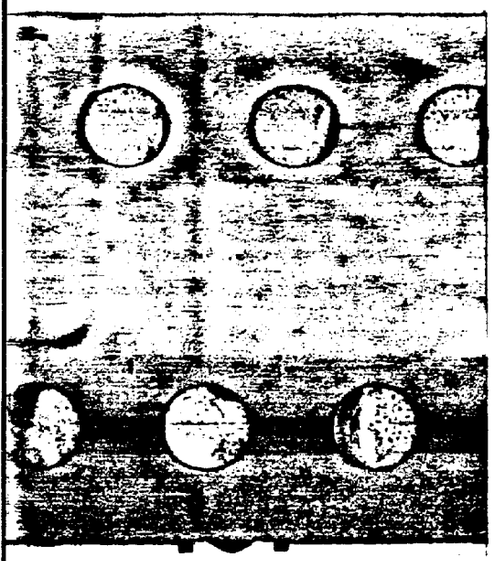
Witness my hand and official seal this _____ day of _____, 19 ____.

My Commission Expires: _____ — Notary Public

0189728
IDENTIF. ↑ REFERENCE

96 JUN -6 AM 9:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10077 PG 293

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 57000.00
CON TX 210.90
PRFEE 1.00
MDEED 8.00
TOTAL 219.90
CHECK 219.90

06/06/96 01 09:45 0001 0219

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0189728
IDENTIF. ↑ REFERENCE

96 JUN -6 AM 9:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1048079