47

FILED 10080 PG 795

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 64,100.00

Xavier Paul Romero
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
24th DAY OF May 19 96

Notary Public

MY COMMISSION EXPIRES: 11-27-99

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
William D. Castleman, 110 Glancy Square, Suite [illegible], Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Xavier Paul Romero (NAME)	Guaranty Trust Company (NAME)	MAP 83-2
307 Scott Avenue (ADDRESS)	726 South Church Street (ADDRESS)	PARCEL 317
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37130 (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, Sarah F. Gann, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Xavier Paul Romero and wife, Virginia R. Romero

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 the southerly 60 feet of the northerly 250 feet of the easterly part of Lot No. 5 on the Plan of Brownsville, as of record in Book 21, page 9, Register's Office for said County, and a subdivision of a part thereof as of record in Book 161, page 67, Register's Office for said County, described as follows:

BEGINNING on the westerly margin of Scott Avenue at a point 190 feet south of the line between original Lots Nos. 5 and 7, being the southeast corner of the property conveyed to L.E. Russell and wife, by deed from W.H. Puryear and wife, of record in Book 579, page 351, Regiser's Office for said County; thence with their south line westwardly 217 1/2 feet, more or less, to the easterly margin of an alley; thence with the easterly margin of said alley southwardly 60 feet to the northwest corner of Lot No. 1 on the above mentioned subdivision of record in Book 161, page 67, Register's Office for said County; thence with the north line of said Lot No. 1 eastwardly 217 1/2 feet, more or less, to the westerly margin of Scott Avenue; thence with the westerly margin of said Avenue northwardly 60 feet to the beginning.

Being the same property conveyed to Edward H. Gann, Sr. and wife, Sarah F. Gann, by deed from H. W. Wooden and wife, Louise M. Wooden, of record in Book 3130, page 591, Register's Office for Davidson County, Tennessee; the said Edward H. Gann, Sr. having since died.

unimproved ( )
This is improved (X) property, known as 307 Scott Avenue, Nashville, TN 37206
(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 24th day of May 19 96

Sarah F. Gann
By: Sarah F. Gann
Edward Hayes Gann, Jr., Attorney-in-fact
by Edward H. Gann Jr. EGH

STATE OF TENNESSEE
COUNTY OF

BOOK 10080 PG 796

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____

_____
Notary Public

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of May, 19 96, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Edward Hayes Gann, Jr., to me known to be the person who executed the foregoing instrument in behalf of Sarah F. Gann and acknowledged that he executed the same as the free act and deed of the said Sarah F. Gann.

Witness my hand and seal at Goodlettsville, Tennessee, this the 24th day of May, 1996.

Commission expires: 11-27-99

Bertie Jo Whitaker
Notary Public

BERTIE JO WHITAKER NOTARY PUBLIC STATE OF TENNESSEE

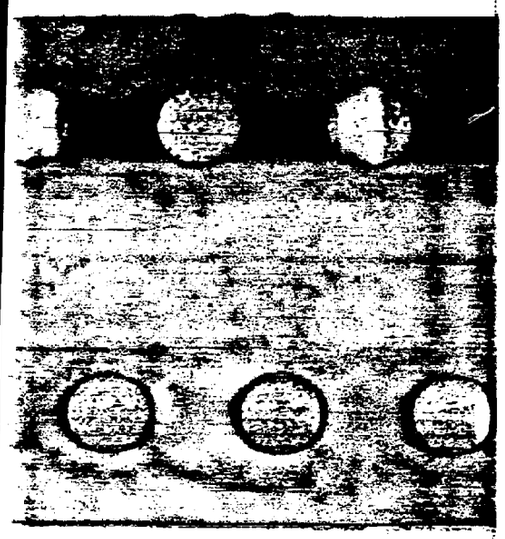
0190865

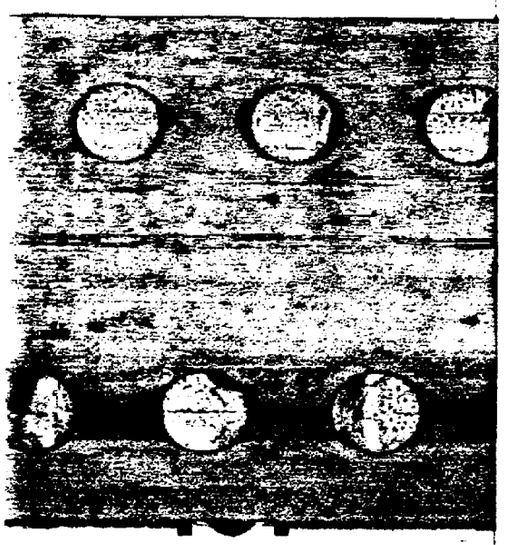
IDENTIF. & REFERENCE

96 JUN 10 AM 9:40

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1420 06/10 0101 03CHECK 246.17





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

RECEIVED OF _____

FOR _____

BOOK 10080 PG 797

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 64100.00
CON TX 237.17
PRFEE 1.00
WDEED 8.00
TOTAL 246.17
CHECK 246.17

06/10/96 01 09:41 0001 1430

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0190865
IDENTIF. ↑ REFERENCE

96 JUN 10 AM 9:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1049278