11

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th DAY OF June, 19 96.

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

BK. 10089 PG. 338

THIS INSTRUMENT WAS PREPARED BY
LAW OFFICE OF RICHARD MANSON, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles E. McGruder (NAME)	(NAME)	81-15-83
1412 22nd Ave N. (ADDRESS)	Same (ADDRESS)	
Nashville, Tennessee 37208 (CITY) (STATE) (ZIP)	(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, Sherri Webster(now Stevenson) and John Ivy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles E. McGruder, unmarried

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 Lot No. 83 on the Map of S.A. Champions Subdivision of record in Book 161, Page 132, Register's Office for said County.

Said Lot No. 83 fronts 50 feet on the easterly side of 22nd Avenue North and runs back between parallel lines 154.7 feet, more or less, to an alley.

Being the same property conveyed to Herman Sowell and wife, Emma Sowell by deed from Edward Everett and wife, Ruth Everett of record in Book 1473, Page 438, Register's Office for said County. The said Herman Sowell having predeceased Emma Sowell and the said Emma Sowell having since died and her Will of record in Will Book 202, Page 663, Davidson County Probate Clerk's Office, having devised the subject property to Sherri Webster and John Ivy.

unimproved ( )
This is improved (X) property, known as 1412 22nd Ave N., Nashville, Tennessee 37208
(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 our hand s this 6th day of June, 19 96

Sherri Stevenson
Sherri Webster(now Stevenson)

John Ivy by Sherri Stevenson Attorney in fact
John Ivy

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 Sherri Webster (now Stevenson) 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 6th day of June, 19 96.

Commission expires July 24, 1999

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 TENNESSE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Sherri Stevenson, with whom I am personally acquainted, and who acknowledged that s/he executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the "attorney-in-fact" of John Ivey and is authorized by him or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 6th day of June, 1996.

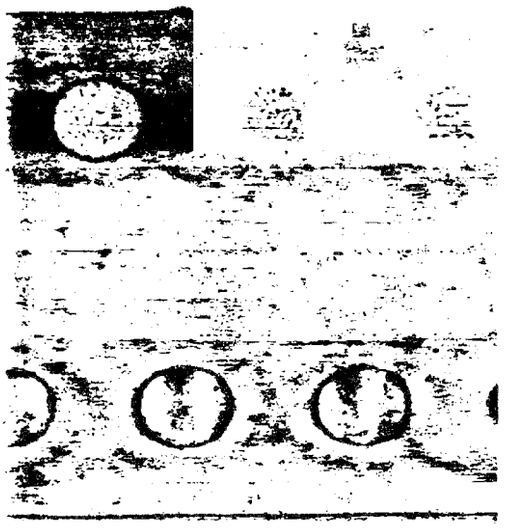
Notary Public

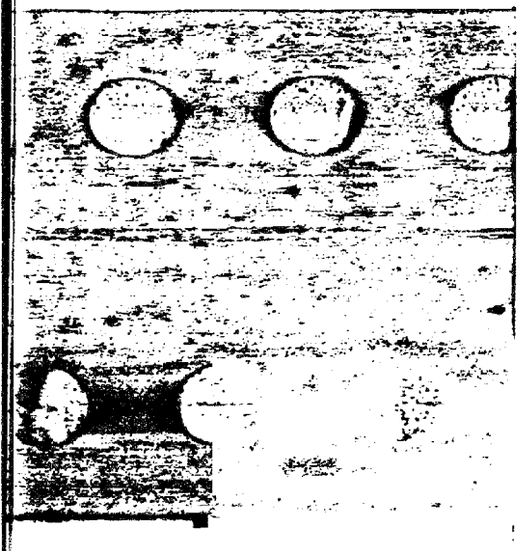
My Commission Expires: 7/24/99

0193591
IDENTIFICATION REFERENCE

96 JUN 18 AM 8:52
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

4450 06/18 0101 03CHECK 119.26





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

RECEIVED OF _____

FOR _____

BOOK 10089 PG 340

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 29800.00
				CON TX 110.26
				PRFEE 1.00
				WDEED 8.00
				TOTAL 119.26
				CHECK 119.26
06/18/96	01			08:53 0001 4450

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

019359
IDENTIF. # REFERENCE

96 JUN 18 AM 8:52
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1052253