41

BOOK 10124 PG 655

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July, 19 96

Notary Public

MY COMMISSION EXPIRES: 1-24-99
(AFFIX SEAL)

NOTARY PUBLIC TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anne O'Neill (NAME)	Same (NAME)	MAP 83-13
1412 Boscobel Street (ADDRESS)	(ADDRESS)	PARCEL 344
Nashville, TN 37206 (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, Estate of Illa Ruth King

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anne O'Neill

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 part of Lot No. 194 on the Map of the Lindsley Home Place, as of record in Book 2, page 92, Chancery Court for Davidson County, Tennessee, and described according to a survey by Hal R. Swann, Jr., Surveyor, dated April 5, 1952, as follows:

SAID part of Lot No. 194 fronts 53 feet on the southerly side of Boscobel Street, and runs back between lines, being 122.61 feet on the easterly line and 123 feet on the westerly line to the northerly margin of an alley in the rear on which it measures 53 feet.

Being the same property conveyed to James R. King and wife, Ruth King by deed from John N. Lunday and wife, Nancy L. Lunday, of record in Book 4307, Page 130, Register's Office for Davidson County, Tennessee. The said James R. King having predeceased Ruth King. Ruth King having since died intestate. By Order of record in Minute Book 406, page 249, Probate Court for Davidson County, Tennessee, Patsy Clymer and Julia Diane Liebig convey the property herein as Co-Administratrixs, pursuant to said ORDER.

96 JUL 18 AM 8:59
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 0204747

unimproved ( )
This is improved (X) property, known as 1412 Boscobel Street, 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 our hand s this 15th day of July 19 96

Estate of Illa Ruth King
By: Patsy Ruth Clymer
Patsy Clymer, Co-Administratrix

Julia Diane Liebig
Julia Diane Liebig, Co-Administratrix

BOOK 10124 PG 656

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 Patsy Clymer, Co-Administratrix and Julia Diane Liebig, Co-Administratrix for the Estate of Illa Ruth King

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 Goodlettsville, Tennessee, this 15th day of July, 19 97.

Commission expires 2-27-99

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

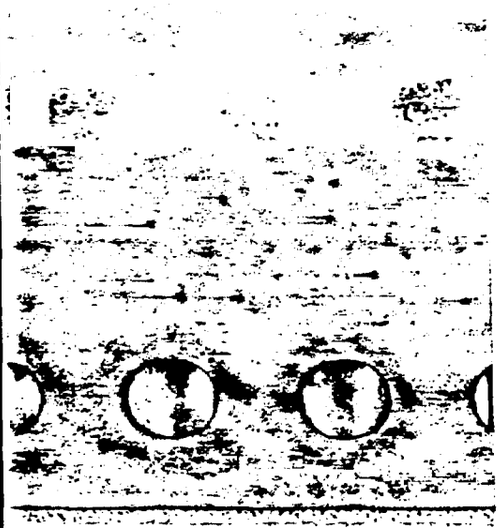
On this_____day of_____, 19_____, before me, the undersigned, a Notary Public in and for said County and State, personally appeared_____ _____, to me known to be the person who executed the foregoing instrument in behalf of_____ and acknowledged that_____executed the same as the free act and deed of the said _____.

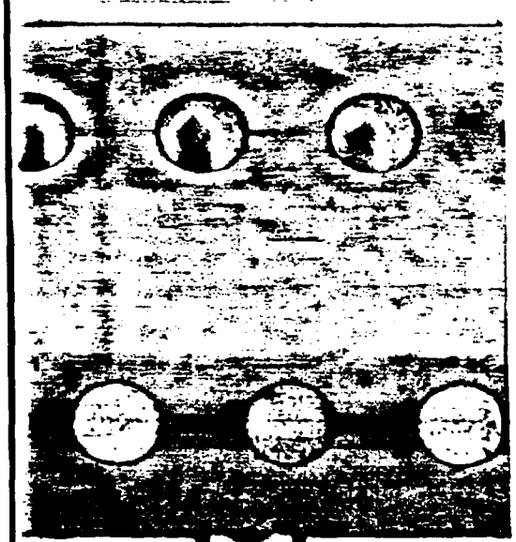
Witness my hand and seal at_____, Tennessee, this the_____ day of_____, 199___.

Commission expires:_____

Notary Public

6499 07/18 0101 03CHECK 171-80





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

RECEIVED OF _____

FOR _____

BOOK 10124 PG 657

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	44000.00
			CON TX	162.80
			PRFEE	1.00
			WDEED	8.00
			TOTAL	171.80
			CHECK	171.80
		-07/18/96	01	08:54 0001 6499

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0204747
IDENTIF. # REFERENCE

96 JUL 18 AM 8:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1064150