BOOK 10163 PG 925

**THIS INSTRUMENT PREPARED BY:**

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

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $ 14,000.00

Affiant

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

Subscribed and sworn to before me, this 20th day of August 1996

Notary Public

My Commission Expires: 11-22-97

| Address New Owner: | Send Tax Bills To: | Map & Parcel Nos. |
|---|---|---|
| KENNETH WALLACE<br>1010 Bate Avenue<br>Nashville, Tennessee 37204 | Kenneth Wallace<br>813 Montrose Avenue<br>Nashville, Tennessee 37204 | MAP 105-9<br>PARCEL 240 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FOURTEEN THOUSAND AND NO/100---------- ($ 14,000.00 ) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, WILLIAM E. JONES AND WIFE, ALICE B. JONES hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto KENNETH WALLACE, UNMARRIED hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 12 on the Plan of W.S. Criddle's Subdivision of Lot No. 1 of the W.L.B. Lawrence Plan as of record in Book 57, page 84, Register's Office for Davidson County, Tennessee.

SAID Lot No. 12 fronts 50.0 feet on the northerly side of Bate Avenue and extends back between parallel lines 145.0 feet to the south margin of Thurston Avenue.

BEING the same property conveyed to William E. Jones and wife, Alice B. Jones, by deed from H.J. Hooper and wife, Clara Hooper, of record in Book 3649, page 219, Register's Office for Davidson County, Tennessee.

This is improved property known as 1010 Bate Avenue, Nashville, Tennessee 37204

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, his heirs and assigns, forever.

GRANTOR s COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have 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 W.S. Criddle's S/D Lt 1 W.L.B. Lawrence Plan of record in Book 57, page 84, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 20th day of August, 19 96.

William E. Jones
WILLIAM E. JONES

Alice B. Jones
ALICE B. JONES

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 WILLIAM E. JONES AND WIFE, ALICE B. JONES, 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 this 20th day of August, 1996.

Mitchell A Watts
Notary Public

My Commission Expires: November 22, 1997

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**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____.

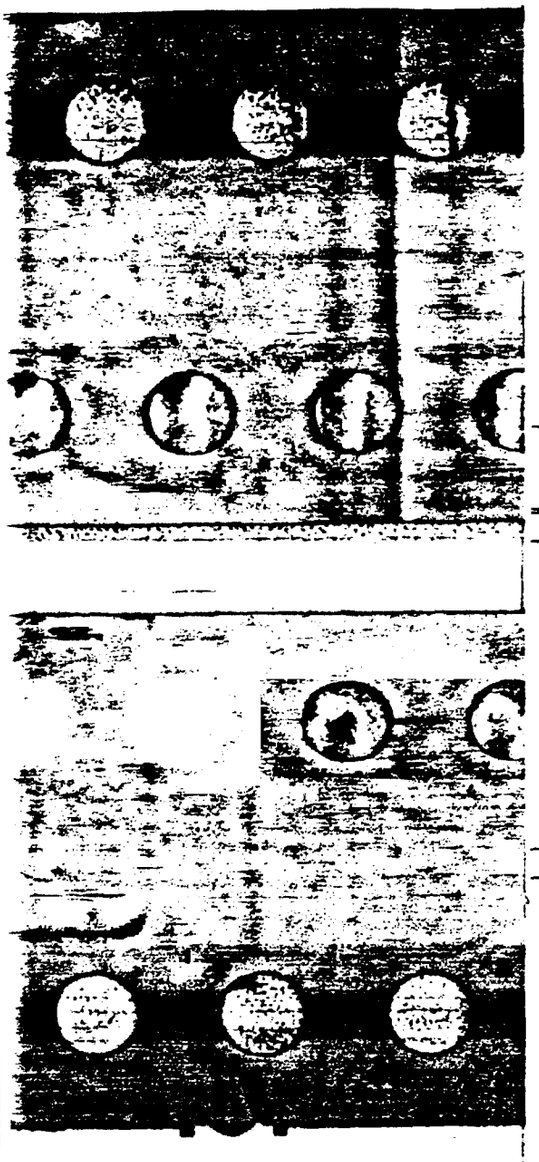
My Commission Expires: _____ _____

_____
Notary Public

0216947
IDENTIF. & REFERENCE

96 AUG 22 AM 9:37
FELIX Z. DELISLE II REGISTER
DAVIDSON COUNTY, TN.

9601 08/22 0101 03CHECK 60.80



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

RECEIVED OF _____

FOR _____

BOOK 10163 PG 927

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | AMT | 14000.00 |
| | | | CON TX | 51.80 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 60.80 |
| | | | CHECK | 60.80 |
| 08/22/96 | 01 | | 09:40 0001 | 9601 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0216947
IDENTIF. # REFERENCE

96 AUG 22 AM 9:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1022158