20A

WARRANTY DEED BOOK 10250 PG 85

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

| ADDRESS OF NEW OWNER(S): | SEND TAX BILLS TO: | MAP-PARCEL NO: |
|---|---|---|
| Murray P. Meador | Same | Map #092-070 |
| 214 19th Avenue, North | | Parcel #362 |
| Nashville, TN 37203 | | 3W-1535 |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $ 5,700.00 .

Murray P. Meador
Affiant

SWORN TO AND SUBSCRIBED before me this the 5th day of November 1996.

Melanie L. Sellers
Notary Public

My Commission Expires: 11/22/97

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, ROBERTA BAUGH, a single person, hereinafter referred to as the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto MURRAY P. MEADOR, a single person, hereinafter referred to as Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the front or southerly 101 feet of Lot No. 11 on the Plan of H. P. Bostick's First Addition as of record in Book 21, page 31, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 11 fronts 50 feet on the northerly side of Jo Johnson Ave., formerly Line St., or Watkins Ave., and runs back between parallel lines 101 feet to the south line of a part of said lot conveyed by H.C. Walters and wife, to H. W. Dailey, et al by deed of record in Book 548, page 199,Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Roberta Baugh by deed from William D. McMurray, Mary Helen McMurray Freeman and Marion S. McMurray of record in Book 5209, page 203, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1812 Jo Johnson Avenue, Nashville, Davidson County, Tennessee.

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, successors and assigns forever, and the said Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as above mentioned and taxes for the year 1996, a lien but not yet due and payable which the Grantor and Grantee agree to each pay their prorata share.

AND the said Grantor further covenants and binds herself, and her heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hand this the 5th day of November 1996.

Roberta Baugh
ROBERTA BAUGH

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 ROBERTA BAUGH, 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, at Nashville, Tennessee, on this the 5th day of November 1996.

Melanie L. Sides
Notary Public

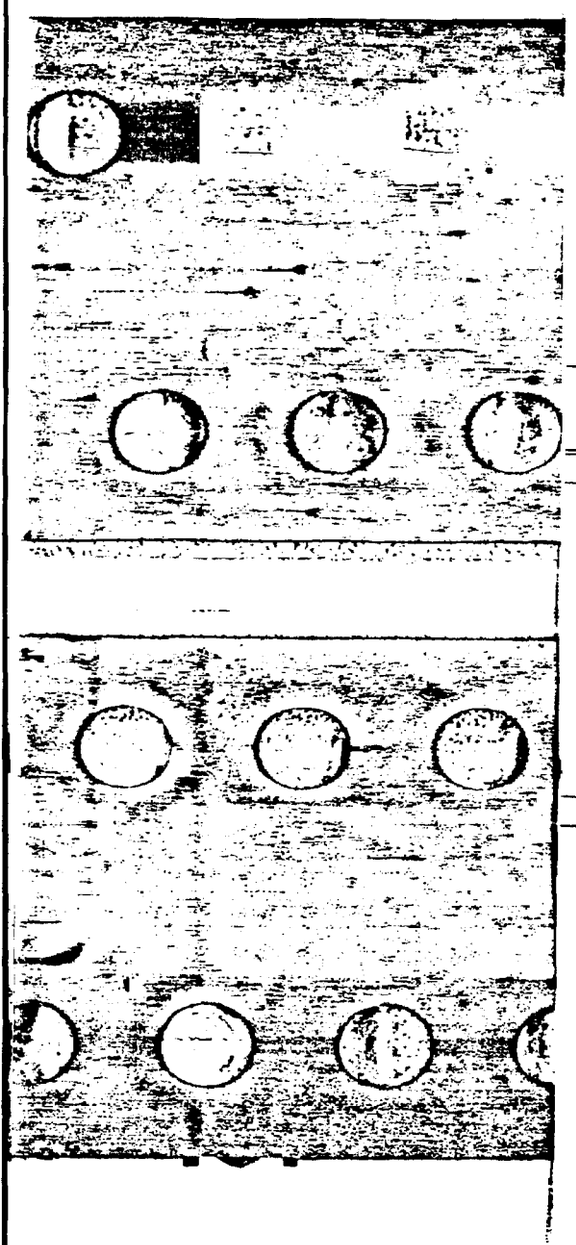
My Commission Expires: 11/22/97

02436 75
IDENTIF. ↑ REFERENCE

96 NOV -5 AM 10:45
REGISTER
DAVIDSON COUNTY, TN.

8169 11/05 0101 03CHECK 30.00

C:\OFFICE\REAL\Baugh.WD\14-791



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 10250 PG 87

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | LAMT 5700.00 |
| | | | | CON TX 21.09 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 30.09 |
| | | | | CHECK 30.09 |
| 11/05/96 | 01 | | | 10:47 0001 8169 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0243675
IDENTIF. # REFERENCE

96 NOV -5 AM 10: 47

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

**No.** 1085096