BOOK 10267 PG 213

STATE OF TENNESSEE
COUNTY OF DAVIDSON
FILE BOX 3

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF November, 19 96

Notary Public

MY COMMISSION EXPIRES: 3-25-2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY NNBT-96-3064
EDWARD SEDDON, ATTORNEY AT LAW
111 W. College Street, Murfreesboro, TN 37130 — 3 Maryland Farms Suite 110, Brentwood, TN 37027
313 E. Main Street Suite 5, Hendersonville, TN 37075 — 1187 Vultee Boulevard, Nashville, TN 37217 — 1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julie A. Warren (NAME)	Julie A. Warren (NAME)	MAP 71-12
713 Oneida Avenue (ADDRESS)	713 Oneida Avenue (ADDRESS)	PARCEL 181
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37207 (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, Margaret Kay Holt, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Julie A. Warren and Wanda Robertson, both married

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:

Being part of Lots 80 and 81 on the Map of Victory Heights of record in Book 1130, page 97, said Register's Office, and described according to a survey made by James A. Hamilton, Jr., on September 6, 1947.

Beginning at a point in the Northerly margin of Oneida Avenue at the common corner of Lots Nos 80 and 81; thence Northerly 148.5 feet, more or less, to a point in the Southerly margin of Lots 72 and 71, 60 feet, more or less, to a point 13 feet, more or less, West of the common corner of Lots Nos. 81 nd 82; thence Southerly 161 feet, more or less, to a point with the Northerly margin of the same, Westerly 60 feet, more or less, to the point of beginning.

Being the same property conveyed to Charles H. Holt and wife, Margaret Kay Holt by deed from Roy C. Luttrell and wife, Gloria W. Luttrell of record in Deed Book 4635, page 306, Register's Office for said County. The said Charles H. Holt having since died, leaving Margaret Kay Holt a widow.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to the 1996 Taxes being paid Grantee.

FELIX E. DELK, JR. REGISTER
DAVIDSON COUNTY, TN.
96 NOV 22 AM 8:10

IDENTIF. & REFERENCE

02 48969

unimproved ( )
This is improved (X) property, known as 713 Oneida Avenue, Nashville, Tennessee 37207
(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 20th day of November, 19 96

Margaret Kay Holt

Margaret Kay Holt

BOOK 10267 PG 214

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 Margaret Kay Holt, a widow

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, this 20th day of November, 19 96

Commission expires 3-25-2000

Michelle Lotty
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

5037 11/22 0101 03CHECK 120.00

RETURN TO:
CUMBERLAND TITLE COMPANY

EDWARD SEDDON
ATTORNEY - AT - LAW

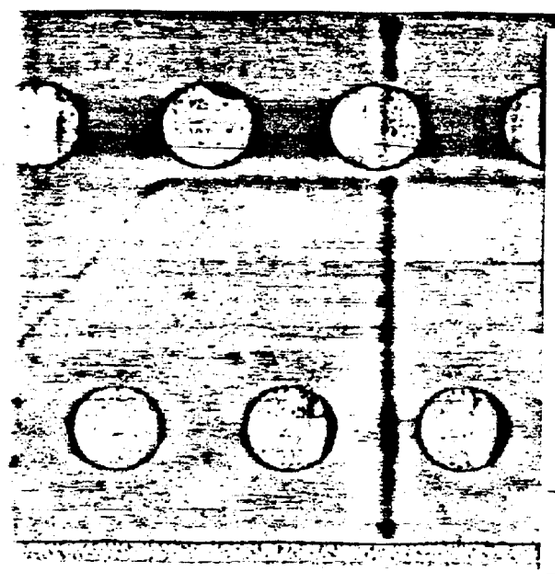
☐ 313 E. Main Street, Suite 5
Hendersonville, Tennessee 37075

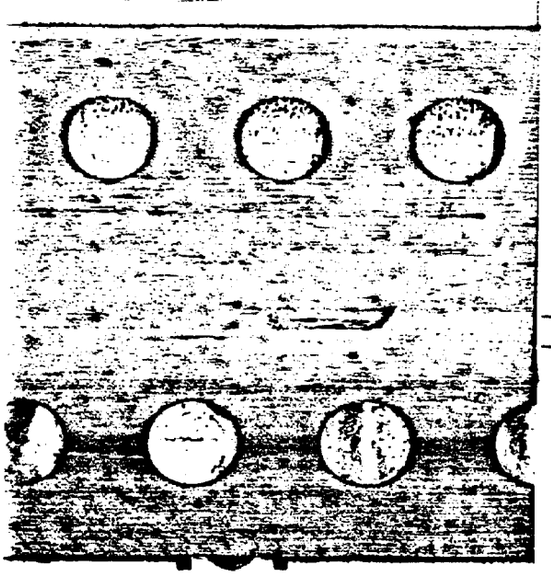
☐ 1885-C Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☒ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 3 Maryland Farms, Suite 110
Brentwood, Tennessee 37027





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

RECEIVED OF _____

FOR _____

BOOK 10267 PG 215

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 30000.00
CON TX 111.00
PRFEE 1.00
WDEED 8.00
TOTAL 120.00
CHECK 120.00

11/22/96 01 08:09 0001 8037

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0248969
IDENTIF. # REFERENCE

96 NOV 22 AM 8:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1090739