47

BOOK 10275 PG 365

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 20,000.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF November 19 96
Notary Public

MY COMMISSION EXPIRES: 1-27-99
(AFFIX SEAL)

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
Richard Fedorsin, Jr. (NAME)	same as new owner (NAME)	MAP 83-10/PAR 268
1121 Inglewood Drive (ADDRESS)	(ADDRESS)	MAP 83-10/PAR 269
Nashville, TN 37216 (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, Cathy A. Mundy, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard Fedorsin, Jr., 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:

PARCEL 1
BEING part of Lot No. 87 on Plan of Lockland, being a subdivision of a part of the Chadwell Home Place, as of record in Book 57, Page 135, Register's Office for said County.

SAID part of Lot No. 87 begins at an iron pin in the northerly margin of Forrest Avenue, same being 130 feet east of the northeast corner of 18th Street (formerly Allen Street) and Forrest Avenue, thence east and with the northerly margin of Forrest Avenue 25.3 feet to an iron pin, thence north 3° 30' east 331.9 feet to a dead line, thence north 86° 30' west 25.3 feet to an iron pin, thence south 3° 30' west 331.6 feet to a point of beginning, described according to a copy of a survey made July 7, 1953 by Norris H. Hickerson, surveyor.

Being the same property conveyed to Cathy A. Mundy by QuitClaim Deed from Thomas N. Mundy of record in Book 10193, Page 895, Register's Office for said County.

PARCEL 2
BEING part of the easterly 60 feet of the westerly 90 feet of Lot No. 87 on the Plan of Lockeland, being a subdivision of a part of the Chadwell Home Place, as of record in Book 57, Page 135, Register's Office for said County, and described accoring to a copy of a survey made by Norris H. Hickerson, Surveyor, dated July 7, 1953, as follows:

CONTINUED

unimproved ( ) (improved) (unimproved)
This is improved (X) property, known as 1805 & 1807 Forrest Avenue, 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 my hand this 26th day of November 19 96

Cathy A. Mundy

LEGAL DESCRIPTION CONTINUATION

BEGINNING at a point in the northerly margin of Forrest Avneue, said point being the southeast corner of a parcel of land conveyed to John R. Covington, Jr. et ux, by deed from K. Realty Company, Inc., as of record in Book 2152, Page 597; thence northwardly 331.9 feet, more or less, to a point; thence eastwardly 34.7 feet to a point; thence southwardly 332.4 feet to a point in the northerly margin of Forrest Avenue; thence westwardly 34.7 feet to the point of beginning.

BEING the same property conveyed to Catherine A. Mundy by QuitClaim Deed from Thomas N. Mundy of record in Book 10193, Page 897, Register's Office for said County. Cathy A. Mundy and Catherine A. Mundy being one and the same person.

0251177
IDENTIF. ↑ REFERENCE

96 DEC -2 AM 11:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0409 12/02 0101 03CHECK 87.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10275 PG 367

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cathy A. Mundy

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 Goodlettsville, Tennessee, this 26th day of November, 19 96.

Commission expires 11-27-97

Notary Public

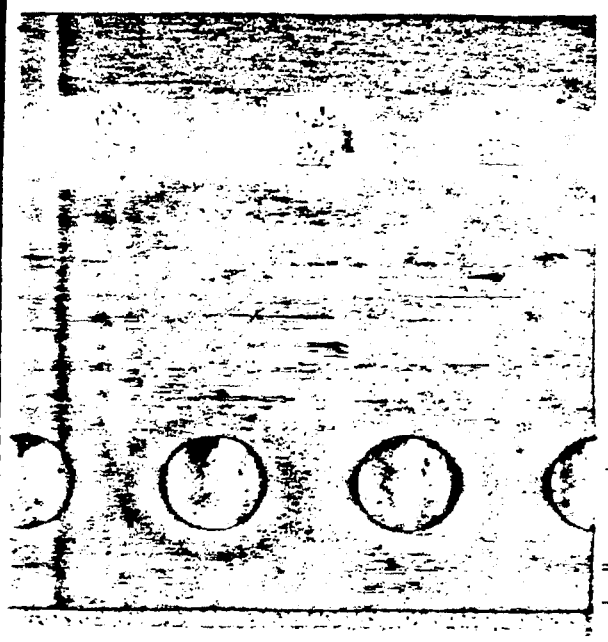
STATE OF TENNESSEE
COUNTY OF

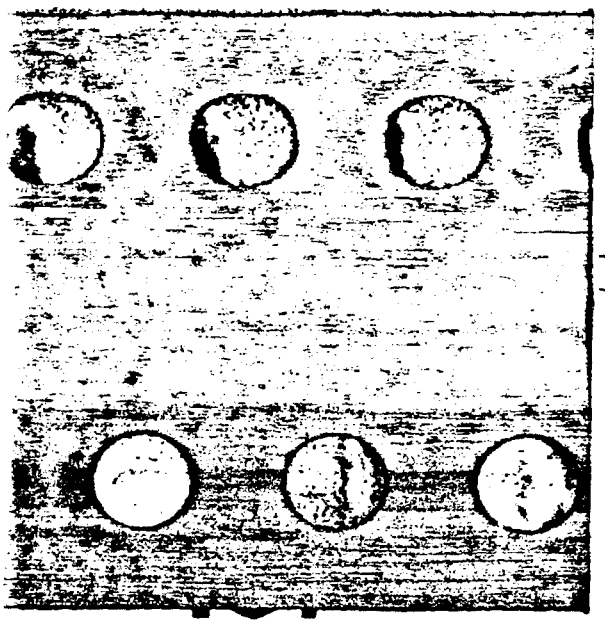
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10275 PG 368

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 20000.00
CON TX 74.00
PRFEE 1.00
WDEED 12.00
TOTAL 87.00
CHECK 87.00

12/02/96 01 12:01 0001 0409

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02511177
IDENTIF. ↑ REFERENCE

96 DEC -2 AM 11:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1093084