Mail

THIS INSTRUMENT PREPARED FROM INFORMATION FURNISHED BY OTHERS BY:
CHRISTOPHER R. FOX
STALLINGS, HAMILTON & FOX,
Legal Professional Association
225 East Market Street
Lebanon, Tennessee 37087
615/444-4350

BOOK 10348 PG 512

91-6 257
TAX MAP NO.___; PARCEL NO.___; GROUP___; ___ CIVIL DISTRICT
ADDRESS NEW OWNER: 5612 Tennessee Ave Nash, TN 37209
ADDRESS MORTGAGEE:_____
SEND TAX BILL TO: New Owner
PROPERTY: ( ) IMPROVED; ( ) UNIMPROVED
SURVEYOR:_____

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other valuable considerations, the receipt of which is hereby acknowledged, I, ANNIE WHITE, have this day bargained and sold, and by these presents do hereby sell, transfer and convey unto Norman Jones and wife, Roberta Jones, as tenants by the entirety, their heirs and assigns, the following described tract or parcel of land, together with all improvements and appurtenances thereunto belonging, lying and situate in the ___ Civil District of Davidson County, Tennessee, being more particularly described as follows, to-wit:

Lots 1517 and 1519 in Block 13, Plan No. 2, West Nashville, which plan is of record in Book 57, page 172, Register's Office for Davidson County, Tennessee. Said Lots 1517 and 1519 join and front together each 25 feet on the Northern side of Tennessee Avenue and extend back northwardly between parallel lines 150 feet to an alley. Being the same property conveyed to Jo Ann Montgomery with a life estate reserved in Annie White, by deed of record in Book 6052, page 643, Register's Office for Davidson County, Tennessee.

The said Jo Ann Montgomery is now deceased, having died testate in Davidson County, Tennessee on the 7th day of April, 1995. A will was duly filed for Probate and is of record in the Probate Court for Davidson County, Tennessee, in Book 197, page 577. By order of the Probate Court of Davidson County, Tennessee, all right, title and interest of the decedent was divested from the executrix and vested in the said Annie White, as of record in Minute Book 394, page 223, Probate Court Clerk for Davidson County, Tennessee.

NO TITLE EXAMINATION PERFORMED BY THE DRAFTSMAN AND NEITHER CHRISTOPHER R. FOX OR STALLINGS, HAMILTON & FOX, MAKE ANY REPRESENTATIONS AS TO THE STATUS OF THE TITLE OF THE ABOVE PROPERTY.

TO HAVE AND TO HOLD said property, together with all improvements and appurtenances thereunto belonging, unto the said Norman Jones and wife, Roberta Jones ___, as tenants by the entirety, their heirs and assigns, in fee simple forever.

I COVENANT with said grantees that I am lawfully seized and possessed of said property; that I have a good and lawful right to make this conveyance; that said property is free, clear and unencumbered, except as herein provided; and that I will forever WARRANT AND DEFEND the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE SUBJECT to the following:

Easements, rights-of-way, setback lines, and other conditions and restrictions as shown on the plat of record in Book 57, page 172, Register's Office for Davidson County, Tennessee.

REAL PROPERTY TAXES for the current year shall be prorated between the grantors and the grantees as of date of deed. Any real property taxes which may be owing for prior years shall be paid by grantors.

BOOK 10348 PG 513

POSSESSION shall be given on _____ date of deed.

WITNESS OUR HANDS HERETO, this 1 day of Feb, 1997.

Annie White
ANNIE WHITE, Grantor

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned authority, a notary public in and for said state and county, the within named ANNIE WHITE, with each of whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who each acknowledged to me the execution of the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this 1 day of Feb, 1997.

NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires August 28,1999

MY COMMISSION EXPIRES:

_____

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is $ 8,000.00

Norman Jones
AFFIANT

Subscribed and sworn to before me, this 1 day of Feb, 1997.

CHRISTOPHER R. FOX NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires August 28,1999

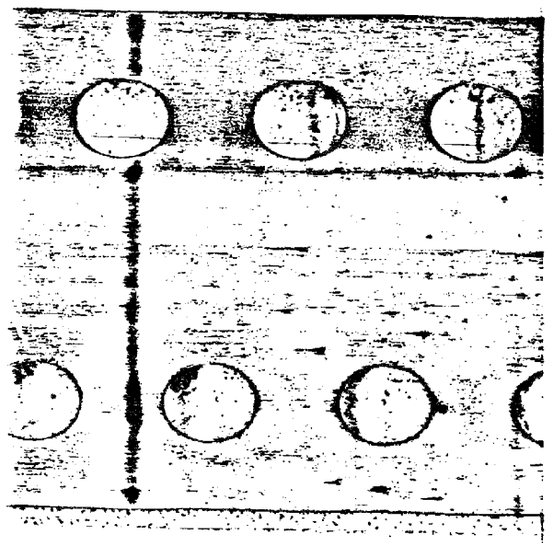
MY COMMISSION EXPIRES:

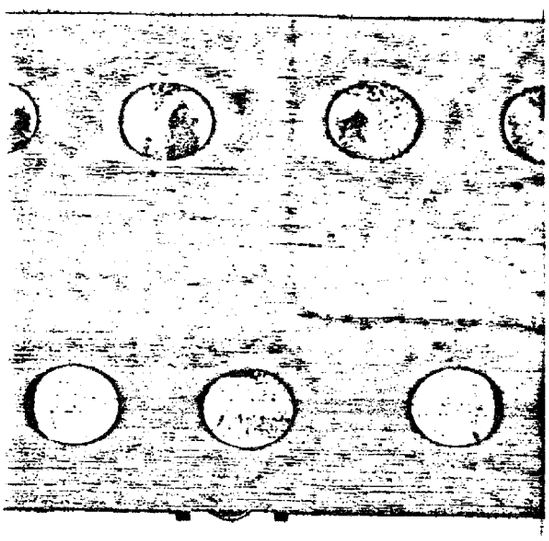
_____

0272699
IDENTIFICATION REFERENCE

97 FEB 13 AM 8:53
REGISTER
DAVIDSON COUNTY, TN.

5966 02/13 0101 03CHECK 38.60





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

RECEIVED OF _____

FOR _____

BOOK 10348 PG 514

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 8000.00
CON TX 29.60
PRFEE 1.00
WDEED 8.00
TOTAL 38.60
CHECK 38.60

02/13/97 01 08:54 0001 5966

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0272699
IDENTIF. & REFERENCE

97 FEB 13 AM 8:53
REGISTER
DAVIDSON COUNTY, TN.

No. 1116436