BOOK 10507 PG 757

This Instrument Prepared by:

Mail

**GLENN S. MACBETH**
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Edna Fitzgerald
805 Fairwin Avenue
Nashville, TN 37216

SEND TAX BILLS TO: Same

97 JUN 27 AM 10:20
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

0320348
IDENTIF. & REFERENCE

# WARRANTY DEED

(Map/Parcel No. 70-05-0/58.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **M.H.A. Qureshi** hereinafter called the Grantor, have this day bargained and sold and do hereby transfer and convey unto **Edna Fitzgerald and Lyndon L. Hamilton, both unmarried persons, as joint tenants with the right of survivorship, and not as tenants in common**, hereinafter called the Grantees, their heirs and assigns, forever, that certain tract or parcel of land located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot 2 on the map of Charles Binkley Subdivision as of record in Book 5190, page 655, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING a portion of the same property conveyed to M. H. A. Qureshi by deed from Third National Bank in Nashville, of record in Book 7768, page 864, Register's Office for Davidson County, Tennessee.

This property has not been the usual place of residence of the Grantor.

The legal description contained herein is the same as that contained in the previous instrument of record.

This conveyance is made subject to easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as: 2410 A & B Alpine Avenue, Nashville, TN 37218

**TO HAVE AND TO HOLD** the said tract or parcel of land together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

**GRANTOR COVENANTS** with the said Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein and for the 1997 real property taxes which will be prorated at closing and assumed by the Grantees.

**GRANTOR FURTHER COVENANTS** and binds Grantor, his heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS MY HAND AND SIGNATURE** on this the 20th day of June, 1997.

M.H.A. QURESHI

B010 06/27 0101 03CHECK 216.20

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared M.H.A. Qureshi with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 20th day of June, 1997.

NOTARY PUBLIC

My Commission Expires: September 15, 1998

GLENN S. MACKEY NOTARY PUBLIC AT LARGE RUTHERFORD CO.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$56,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 20th day of June, 1997.

NOTARY PUBLIC

My Commission Expires: September 15, 1998

GLENN S. MACKEY NOTARY PUBLIC AT LARGE RUTHERFORD CO.

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

RECEIVED OF _____

FOR _____

BOOK 10507 PG 759

| | | |
|---|---|---|
| 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 56000.00
CON TX 207.20
PRFEE 1.00
WDEED 8.00
TOTAL 216.20
CHECK 216.20

06/27/97 01 10:23 0001 8010

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0320348
IDENTIF. # REFERENCE

97 JUN 27 AM 10:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1167816