59B

BOOK 10520 PG 741

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 57,500.00
Horace W. Chadwell
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF June 19 97
Deanna E. Appleton
Notary Public
MY COMMISSION EXPIRES: 11-28-98
(AFFIX SEAL)

N0697-345L

**THIS INSTRUMENT WAS PREPARED BY**
SECURITY ESCROW & TITLE CO., 1005 8th Avenue South, Nashville, TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Judy C. Chadwell (NAME) | ~~Same~~ (NAME) | MAP 83.14 |
| 124 South 17th Street (ADDRESS) | 122 POTEAT PLACE (ADDRESS) | PARCEL 40 |
| Nashville, Tennessee 37206 (CITY) (STATE) (ZIP) | FRANKLIN TN 37064 (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, Mary Jo Frey, single

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Judy C. Chadwell and husband, Horace W. Chadwell

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:

Land in Davidson County, Tennessee, being 60 feet off the rear ends of Lot Nos. 31, 32 and 33, that being the North end of said lots in A.V.S. Lindsley' Subdivision of the Chadwell 28 acre tract, aplan of which is recorded in Plan Book 2, Page 24 of the Chancery Court at Nashville, Tennessee. Said rear of northerly parts of Lot No. 31, 32, and 33 begins at the point on the westerly margin of said Seventeenth Street, formerly Priest Avenue, 100 feet northerly from the northwest corner of Seventeenth Street and Ruth Street, extending along the westerly margin of said Seventeenth Street 60 feet to the southerly margin of an alley; thence westwardley along the southern margin of said alley, 150 feet to the westerly line of Lot No. 33; thence southerly with said westerly line of Lot No. 33, 60 feet to a point; thence at right angles and parallel with said alley, eastwardly 150 feet to the beginning.

Being the same property conveyed to Mary Jo Frey, unmarried by deed from Lida H. Mackey, single of record in Deed Book 9017, Page 234, Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

unimproved ( )
This is improved ( X ) property, known as 124 South 17th Street, Nashville, Tennessee 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 30th day of June 19 97

Mary Jo Frey

Mary Jo Frey

BOOK 10520 PG 742

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 Mary Jo Frey, single

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 30th day of June, 19 97.

Commission expires 11/28/98

Regina E. Ingleton
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

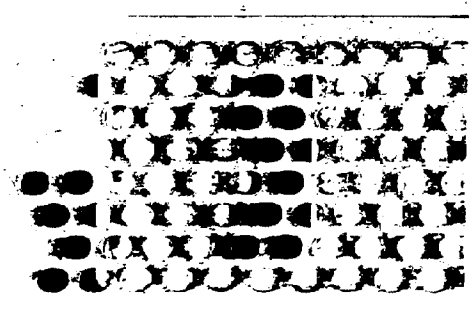
0323764

IDENTIF. ▲ REFERENCE

97 JUL -7 PM 2:54

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1652 07/07 0101 030HECK 221.75



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

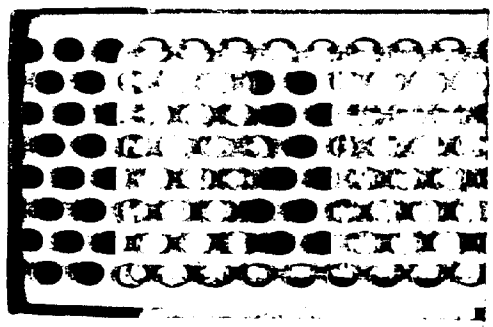
RECEIVED OF _____

FOR _____

BOOK 10520 PG 743

| | | |
|---|---|---|
| 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 57500.00 | |
| | | | CON TX 212.75 | |
| | | | PRFEE 1.00 | |
| | | | WDEED 8.00 | |
| | | | TOTAL 221.75 | |
| | | | CHECK 221.75 | |
| 07/07/97 | 01 | | 14:54 0001 1652 | |



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

D0323764

IDENTIF. ↑ REFERENCE

97 JUL -7 PM 2:54

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 1171416