246

BOOK 10554 PG 549

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.]
[Jim Kacalieff	[NEW OWNER	[ ]
[4709 Nebraska Avenue	[	[Map 103-3]
[Nashville, TN 37209	[	[Parcel 246]
[		]
[This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont		]
[Boulevard, Suite 115, Nashville, Tennessee 37205		]
[		]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged The Estate of Wilma Davis, William Roy Davis, Executor , (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto, Jim Kacalieff, unmarried (the "Grantee"), Grantees heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 5, Block 19 on the Map of Sylvan Park, as of record in Book 332, page 104, Register's Office for said County.

Said Lot No. 5 fronts 50 feet on the southerly side of Nebraska, formerly 8th Avenue, and runs between parallel lines, 160 feet to an alley.

Being the same property conveyed to Wilma Davis from David Edwin Dozier and wife, Blanche McAlexander Dozier by Warranty Deed of record in Book 4034, page 327, Register's Office for Davidson County, Tennessee.

Said Wilma Davis has since deceased and the Last Will and Testament of Wilma Davis has been filed in Will Book 213, page 268, Register's Office for Davidson County, Tennessee. Said Will appoints William Roy Davis as executor of the estate.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1997 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as **4709 Nebraska Avenue, Nashville, TN 37209.**

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON

[The actual consideration or value, whichever is greater for this transfer is $127,000.00.

Jim Kacalieff
Affiant

[Subscribed and sworn to before me this 1st day of August 1997

Notary Public

[My Commission Expires: 9/23/2000

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantees heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantees' heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 1st day of August, 1997.

The Estate of Wilma B. Davis
by: William Roy Davis
William Roy Davis, Executor

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 William Roy Davis, the bargainor, with whom I am personally acquainted or proved to be the person whose name is subscribed to the within Warranty Deed and acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this day 1st of August, 1997.

Jonyce L' Fennell
NOTARY PUBLIC

My Commission Expires: 9/23/2000

.0333471
IDENTIFICATION REFERENCE

97 AUG -4 AM 10:25
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

2444 08/04 0101 03CHECK 478.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 127000.00
CON TX 469.90
PRFEE 1.00
WDEED 8.00
TOTAL 478.90
CHECK 478.90

08/04/97 01 10:27 0001 2444

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

033471

IDENTIFICATION REFERENCE

97 AUG -1, AM 10:26

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1182061