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PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
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W & I Ref: (fh/PWJr/fs) Title No: 39278
Dav. Co. File: Box 8

97 OCT 30 AM 10:43
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

U364266
IDENTIFICATION REFERENCE

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Paul McRedmond<br>1930 20th Avenue South<br>Nashville, TN 37212 | SAME |

**TAX MAP-PARCEL NUMBERS: 104-12-139, 24W 02395**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$ 147,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Josh Aubrey, Executor, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Paul McRedmond, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:
**To Wit:**

LAND in Davidson County, Tennessee, being the southerly half of Lot No. 59 in Christopher & Kirkman's Belmont Park Addition, a plan of which is of record in Book 57, Page 158, Register's Office for said County.

SAID southerly half of Lot No. 59 fronts 50 feet on the easterly side of 20th Avenue South, formerly Courtney Avenue, and extends back easterly between parallel lines, 159 feet to an alley in the rear.

BEING the same property conveyed to Roger F. Aubrey and wife, Dixie L. Aubrey by deed from Deborah Clark Anderson, unmarried of record in Book 6659, Page 770, Register's Office for said County. The said Roger F. Aubrey and Dixie L. Aubrey have since divorced, and by Quitclaim Deed of record in Book 7779, Page 61, said Register's Office, the said Dixie L. Aubrey conveyed her interest in subject property to Roger F. Aubrey. The said Roger F. Aubrey has since died, unmarried and testate. the Will of Roger F. Aubrey of record in Will Book 214, Page 320, Probate Court Clerks Office for Davidson County, Tennessee appointed Dixie Lee Cook Aubrey as Executor giving said Executor control of said real property during the administration of said estate. Joshua Culp Aubrey was appointed as Successor Executor under said Will, and by order of record in Minute Book 420, Page 70, Probate Court Clerks Office for Davidson County, Tennessee, Josh Aubrey qualified as Successor Executor. Letters Testamentary of record in Minute Book 421, Page 103, Probate Court Clerks Office for Davidson County, Tennessee.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office and an easement for encroachment of driveway of record in Book 7797, Page 610, said Register's Office.

**This is improved property, known as:** 1930 20th Avenue South, Nashville, TN 37212

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

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GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of October, 1997.

Josh Aubrey, ~~Executor~~

5526 10/30 0101 03CHECK 552.90

State of ~~Tennessee~~ Georgia
County of ~~Davidson~~ Bulloch

On this 29th day of October, 1997, before me the undersigned authority, personally appeared **Josh Aubrey, Executor**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

KATHY BLACKBURN
Notary Public, Bulloch County, Georgia
My Commission Expires Jan. 9, 2000

My Commission Expires ~~Jan. 9, 2000~~

Kathy Blackburn
Notary Public

**State of Tennessee**
**County of Davidson**

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 147,000.00

Paul M Ledmond
Affiant

Sworn and subscribed before me on the 29th day of October, 1997.

My Commission Expires

CHRISTY WILKINS IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires 9/19/99

Notary Public

**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 147000.00
CON TX 543.90
PRFEE 1.00
WDEED 8.00
TOTAL 552.90
CHECK 552.90

10/30/97 01 10:47 0001 5526

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0364266
IDENTIF. # REFERENCE

97 OCT 30 AM 10:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1214761