40-.

BOOK 10746 PG 790

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 16,000.00

B. B. Doubleday
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF January, 19 98

Notary Public

MY COMMISSION EXPIRES: 9/28/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 600, 200 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
B. B. Doubleday, Jr. (NAME)	New Owner (NAME)	Map 94-1
216-15th Avenue, North (ADDRESS)	(ADDRESS)	Parcel 324
Nashville, TN 37203 (CITY) (STATE) (ZIP)	(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, Estate of Hilda Lorene Dean, by and through its Executrix, Linda Lorene Meadows

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO B. B. Doubleday, Jr.

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 Lot No. 35 on the Map of Shelby Village No. Two, as of record in Book 1835, page 48, Register's Office for said County.

Said Lot No. 35 fronts 66 feet on the east side of South 14th Street and runs back between lines, 123.9 feet on the south line and 123.6 feet on the north line, to a dead line in the rear, measuring 66 feet thereon.

Being the same property conveyed to Carl Dean and wife, Hilda Dean by deed from James Roy Whited and wife, Linda Lorene McMurtrey Whited of record in Book 4700, page 977, Register's Office for Davidson County, Tennessee. The said Carl Dean died on July 25, 1983. The said Hilda L. Dean died on August 4, 1997, and her Last Will and Testament was entered into Probate Court for Davidson County, Tennessee, under Docket No. 97P-1385. The said Hilda Dean being one and the same person as Hilda Lorene Dean died on August 4, 1997, and pursuant to her Last Will and Testament entered in the Probate Court for Davidson County, Tennessee, under Docket No. 97P-1385, Linda Lorene Meadows is authorized to execute the deed conveying conveying the subject property as Executrix of the Estate.

8653 01/05 0101 03CHECK 70.05

unimproved ( )
This is improved (X) property, known as 709 S. 14th Street, Nashville, Tennessee
(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 5th day of January, 19 98

Estate of Hilda Lorene Dean
By: Linda Lorene Meadows
Linda Lorene Meadows, Executrix

BOOK 10746 PG 791

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____

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

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 Linda Lorene Meadows, Executrix for the Estate of Hilda Lorene Dean, 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 this 5th day of January, 1998.

Notary Public

My Commission Expires: 9/18/99

IDENTIFICATION REFERENCE
03870007

98 JAN -5 PM 3:43

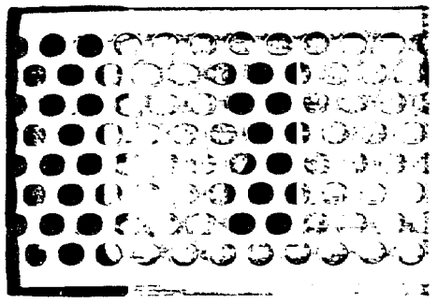
REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10746 PG 792

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	COTX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MOTX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	16500.00
CON TX	61.05
PRFEE	1.00
WDEED	8.00
TOTAL	70.05
CHECK	70.05

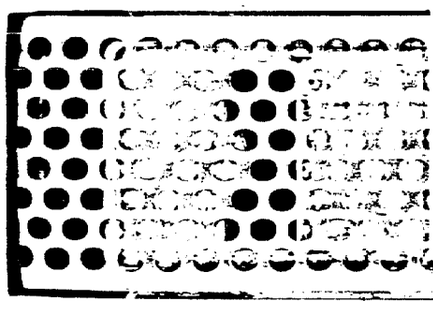
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01405498 04 [illegible] 001 8853

0387007

IDENTIF. REFERENCE

98 JAN -5 PM 3:43

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



No. 1239332