BOOK 10855 PG 440

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5,500.00

Joe Comer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF March, 1998

Notary Public

MY COMMISSION EXPIRES: 5/23/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DAVID VINCENT, ATTORNEY, 906 STAHLMAN BLDG., NASHVILLE, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe Comer, et ux (NAME)	NO MORTGAGE ESCROW (NAME)	Map 81-11
1712 Pecan Street (STREET ADDRESS OR ROUTE NUMBER)	SEND TAX BILLS TO: (STREET ADDRESS)	Parcel 344
Nashville, Tennessee 37208 (CITY) (STATE) (P.O. ZIP)	SAME (CITY) (STATE) (ZIP)	

FOR AND IN 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, Janice Y. Outlaw,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joe Comer and wife, Aretha Comer,

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 situated and lying in Nashville, Davidson County, Tennessee, the same being the southerly forty-five (45) feet of Lot No. 285, in McGavock, Wetmore and Others Second Addition to Nashville, called the Addition to Town of McGavock, a Plan of which Addition is of record in Book 21, page 41, in the Register's Office of said County.

Said southerly part of said Lot No. 285 fronts forty-five (45) feet on the westerly side of Alberta Avenue and runs back between parallel lines one hundred and seventy (170) feet to an alley.

Being the same property conveyed to Janice Y. Outlaw by deed from James I. Watkins, Executor of the Estate of Walter C. Watkins, Deceased, of record in Book 7836, page 266, Register's Office for Davidson County, Tennessee.

98 MAR 26 PM 1:09
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 041722

unimproved ( )
This is improved (XX) property, known as 1725 (House Number) 14th Avenue, North (Street) Nashville, Tennessee 37208 (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 26th day of March, 19 98

Janice Y. Outlaw
JANICE Y. OUTLAW

STATE OF TENNESSEE }
Davidson County }

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Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Janice Y. Outlaw

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 6th day of March, 1998.

Notary Public

Commission Expires 5/23/98

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
JANICE Y. OUTLAW

TO
JOE COMER, et ux

1122 03/26 0101 03 CHECK 29.35

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

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 5500.00
CON TX 20.35
PRFEE 1.00
WDEED 8.00
TOTAL ~~29.35~~
CHECK ~~29.35~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/26/98 01 13:09 0001 1122

041722
IDENTIF. ✦ REFERENCE

98 MAR 26 PM 1:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1271411