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BOOK 10977 PG 697

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
12th DAY OF June 19 98

Notary Public

MY COMMISSION EXPIRES: September 8, 1999
(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
Richard Ice	New Owner	MAP 103-4
(NAME)	(NAME)	
4401 Idaho Avenue		PARCEL 57
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209		
(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, Martha Sue Spears and Brenda Wheatley and Ronald Bulla

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard Ice

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. 302 of Block No. 17 on the Charlotte Park Company's First Addition to Nashville, of record in Book 57, page 103, Register's Office for said County.

Said Lot No. 302 fronts 50 feet on the southerly side of Idaho, formerly 5th Avenue and runs back between parallel lines with the westerly margin of 44th Avenue, North, formerly 3rd Street, 150 feet to an alley.

Being the same property conveyed to Ross Bulla and wife, Annie Lue M. Bulla by deed from T. J. Crigger and wife, Anna Mae Crigger of record in Book 1536, page 457, Register's Office for Davidson County, Tennessee. The said Ross Bulla and wife, Annie Lue M. Bulla having since died and Ross Bulla having predeceased Annie Lue M. Bulla. The said Annie Lue M. Bulla having remarried, leaving Otis Luna as her surviving spouse, as well as being survived by three children, Martha Sue Spears, Brenda Wheatley and Ronald Bulla. The said Otis Luna having conveyed his interest in the property to Martha Sue Spears, Brenda Wheatley and Ronald Bulla by Quitclaim Deed of record in Book 10977, page 695, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations,

CONTINUED

unimproved ( )
This is improved (X) property, known as 4401 Idaho Avenue, Nashville, Tennessee 37209
(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 our hand s this 12th day of June 19 98

Martha Sue Spears

Ronald Bulla

Brenda Wheatley

Martha Sue Spears

Ronald Bulla

Brenda Wheatley

BOOK 10377 PG 698

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 Martha Sue Spears and Brenda Wheatley and Ronald Bulla

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of June 19 98

Commission expires September 18, 1999

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

1217 06/15 0101 03CHECK 323.50

0450972

IDENTIF. & REFERENCE

98 JUN 15 PM 3:44

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10977 PG 699

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

MAMT 85000.00
ERR CO
MAMT 85000.00-
CAMT 85000.00
CON TX 314.50
PRFEE 1.00
MTEED 8.00
TOTAL 323.50
CHECK 323.50

06/15/98 01 15:43 0001 1217

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0450972
IDENTIF. ↑ REFERENCE

98 JUN 15 PM 3:44

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1307081