WARRANTY DEED

STATE OF TENNESSEE BK 10955 PG 681
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,000.00

Donna Elmore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6/12/98.

Notary Public

MY COMMISSION EXPIRES: ~~October 17, 1998~~ 9/24/98

(AFFIX SEAL)

DAVIDSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
Middle Tennessee Title & Escrow Company, LLC, 3401 West End Avenue, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donna L. Elmore	Donna L. Elmore	105-07-0175
(NAME)	(NAME)	
11A Rains Avenue	111A Rains Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37210	
(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, Eugene T. Morton, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donna L. Elmore and Leonard H. Presley, as joint tenants with right of survivorship, 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:

Being the northerly 50 feet of the southerly 100 feet of the easterly half of Block "B" on the Plan of Hagan-Meritt Lands, as of record in Minute Book "N", page 421, County Court for said County.

Said part of Block "B" fronts 50 feet on the westerly side of Rains Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Eugene T. Morton and wife, Shirley R. Morton by deed of record in Book 5372, Page 839, Register's Office for Davidson County, Tennessee. The said Shirley R. Morton having since quitclaimed her interest to Eugene T. Morton by instrument of record in Book 7883, Page 480, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 111A Rains Avenue, Nashville, TN 37210
(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.

0453182
IDENTIF. A REFERENCE
98 JUN 22 AM 10:05
RECEIVED FOR RECORD
DAVIDSON COUNTY, TN.

3620 06/22 0101 03CHECK 168.10

Witness my/our hand(s) this 12th day of June, 1998.

Eugene T. Morton

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforementioned, Eugene T. Morton, unmarried, the within named bargainor, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 12th day of June, 1998.

Commission expires: ~~October 17, 1998~~ 9/30/98

JULIE N. READ NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

~~George R. Woods~~ Notary Public

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10985 PG 683

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 43000.00
				CON TX 159.10
				PRFEE 1.00
				WDEED 8.00
				TOTAL 168.10
				CHECK 168.10
			06/22/98 01	10:05 0001 3620

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0453182
IDENTIF. & REFERENCE
98 JUN 22 AM 10:05
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 1309449