Bay 28

8810985

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24,750.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF June, 19 98.

NOTARY PUBLIC

My Commission expires: July 24, 1999

THIS INSTRUMENT PREPARED BY

Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Mid-State Brokerage & Development Inc. Trustee	Same	81-12-288
(NAME)	(NAME)	
101 Northcreek Blvd # 480		
(ADDRESS)	(ADDRESS)	
Goodlettsville, Tn 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

CALLIE M. H. CROWDER

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

MID-STATE BROKERAGE & DEVELOPMENT, INC., TRUSTEE OF TENTH AVE. NORTH TRUST

hereinafter called the **GRANTEES**, their 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 Lot No. 257 on the Map of McGavock's Addition to Nashville, as of record in Book 21, page 23, Register's Office for said County.

Said Lot No. 257 fronts 50 feet on the westerly side of 10th Avenue, North, and runs back between parallel lines, 150 feet to an alley. This tract is improved and known as 1513 10th Avenue, North, Nashville, Tennessee.

Being the same property conveyed to Mrs. Annette Matthews by deed from John L. Tune, Jr., and wife, Dorothy Tune, of record in Book 3571, page 17, said Register's Office. The said Annette Matthews having since died. The Last Will and Testament of Annette Matthews, of record in Will Book 97, page 315, Probate Clerk's Office for said County, devised the subject property to Callie M. Hudson, Callie M. Hudson and Callie M. H. Crowder being one and the same person.

THE PROPERTY HEREIN DESCRIBED IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTOR, HER SPOUSE OR DEPENDENTS.

unimproved ( )
This is improved (X) property, known as 1513 10th Avenue, North - Nashville, TN 37208
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 24th day of June, 19 98.

Callie H. Crowder
CALLIE M. H. CROWDER

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named CALLIE M. H. CROWDER, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 24th day of June, 19 98.

My Commission expires: July 24, 1999

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19___.

My Commission expires:

_____

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19___.

My Commission expires:

_____

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

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

My Commission expires:

_____

Notary Public

0455208

98 JUN 25 PM 3:4
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.
IDENTIF. ↑ REFERENCE

98/25 0101 03CHECK 100.58

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

RECEIVED OF _____

FOR _____

BOOK 10993 PG 6

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	24750.00
			CON TX	91.58
			PRFEE	1.00
			WDEED	8.00
			TOTAL	100.58
			CHECK	100.58

06/25/98 01 15:48 0001 5838

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0455208
IDENTIF. ✦ REFERENCE

98 JUN 25 PM 3:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1311644