331

STATE OF TENNESSEE BOOK 11026 PAGE 804 70-m
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 118,600.00

Affiant Alicia Cooke Smyser

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
2nd DAY OF July, 19 98.

Notary Public Mark A. Ellmore, JR.

MY COMMISSION EXPIRES: 1/20/99

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211
NAME / ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alicia Cooke Smyser	First American National Bank	133-02-300
(NAME)	(NAME)	
196 Chilton Street	First American Center	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37211	Nashville, TN 37237	
(CITY) (STATE) (P.O. ZIP)	(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, Estate of William P. Fults

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Alicia Cooke Smyser and John W. Cooke

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:

See exhibit A attached hereto and made a part hereof.

98 JUL 20 PM 1:29

0464292
IDENTIF. & REFERENCE

This is improved property known as 196 Chilton Street, Nashville, TN 37211

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 his hand this 2nd day of July, 19 98.

Virginia Dies McElhiney Executrix by James R. Mosley Atty in fact — Estate of William P. Fults

Betty A. Hargrove by Virginia Dies McElhiney

Charles D. McElhiney by James R. Mosley attyin fact

Roy E. Adkisson by James R. Mosley Atty in Fact — W — Barbara Adkisson by James R. Mosley Atty in Fact

Charles D. McElhiney — Roy E. Adkisson — Barbara Adkisson

7670-m

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within named Estate of William P. Fults, Virginia Dies McElhiney, Executrix and Virginia Dies McElhiney personally 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 2nd day of July, 1998.

My commission expires 1/20/99

Notary Public Mark A. Ellmore, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 2nd day of July, 1998 before me the undersigned Notary Public, personally appeared James R. Mosley, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for Betty A. Hargrove, ~~Virginia Dies McElhiney~~, MAE Charles D. McElhiney, Roy E. Adkisson and Barbara Adkisson, acknowledged that he executed the same as the act of his principal for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Notary Public

My commission expires:
1/20/99

File No.: 7670-m

EXHIBIT "A"

ATTACHMENT

Land in Davidson County, Tennessee, being Lots Nos. 12 and 13 on the Plan of Subdivision of part of Lot No. 50 and all of Lots 51 and 52 in Nolen Heights Subdivision of part of Lot No. 50 and all of Lots 51 and 52 in Nolen Heights, as of record in Book 332, page 162, Register's Office for said County.

Said Lots No. 12 and 13 fronts 50 feet each on the southerly side of Chilton Street and run back between parallel lines 160 feet to an alley, Lot No. 12 running back with the easterly margin of Waller Avenue.

BEING the same property conveyed to William P. Fults and wife, Eliza Jane Fults by deed from B.E. Barnes and C. M. Barnes, filed of record in Book 4798, page 901, Register's Office for Davidson County, Tennessee. Said property was further to Virginia Lee Dies, Betty Ann Hargrove and Roy Edward Adkinsson by Will of record in Will Book 218, page 741, Register's Office for Daidson County, Tennessee.

The said Eliza Jane Fults having deceased leaving William Poke Fults beneficiary. The said William Poke Fults having since deceased.

Charles D. McElhiney, spouse of Virginia Dies McElhiney joins in this conveyance to convey all right, title and interest he may have in the above referenced property, including but not limited to marital rights.

Virginia Lee Dies and Virginia Dies McElhiney being one and the same person.

Barbara Adkisson, spouse of Roy E. Adkisson, joins in this conveyance to convey all right, title and interest she may have in the above referenced property, including but not limited to marital rights.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

5522 07/20 0101 02CHECK 453.82

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

RECEIVED OF _____

FOR _____ BOOK 11026 PAGE 807

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 118600.00
CON TX 438.82
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 453.82
CHECK 453.82

07/20/98 01 13:31 0001 5522

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0464292
IDENTIF. & REFERENCE

98 JUL 20 PM 1:29

REGISTER
DAVIDSON COUNTY, TN

No. 1321201