BOOK 11070 PAGE 825

WARRANTY DEED

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,000.00

Judith A. Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 1998.

Elizabeth E. Triplett
Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward Simpson	owner	**104-1-199**
(NAME) Po Box 120532 ~~148 39th Avenue North~~	(NAME)	
(ADDRESS) Nashville, TN ~~37209~~ 37212	(ADDRESS) ,	
(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, James P. Gracy Sr. and James P. Gracy Jr., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward Simpson, 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. 89 and parts of Lots 88 and 90 on the Plan of West Grove Subdivision of record in Plat Book 421, Page 109, Register's Office for said County, to which reference is made for a more complete description.

Beginning at a point on the easterly margin of 39th Avenue North at the corner of Lots 82 and 89; thence with the line between said Lots 88 and 89 eastwardly 110 feet; thence southwardly 20 feet; thence eastwardly 50 feet; thence northwardly 92 feet, more or less, to a point 28 feet south of the corner of Lots 90 and 91; thence westwardly 24 feet and southwestwardly 56.5 feet to the line between said Lots 89 and 90; thence with the line between said lots 89 and 90, westwardly 85 feet to the easerly margin of said 39th Avenue North; thence with same, southwardly 50 feet to the beginning.

Being the same property conveyed to James P. Gracy, Sr. and James P. Gracy, Jr. by deed of record in Book 9776, Page 992, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as **148 39th Avenue North, Nashville, TN 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.

04764844
IDENTIF. & REFERENCE
98 AUG 18 PM 1:21
FELIX E. DAVIS, REGISTER
DAVIDSON COUNTY, TN.

98 AUG 13 0701 03CHECK 18.00

Witness **my/our hand(s)** this **30th day of July, 1998**.

James P. Gracy Sr.

James P. Gracy Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

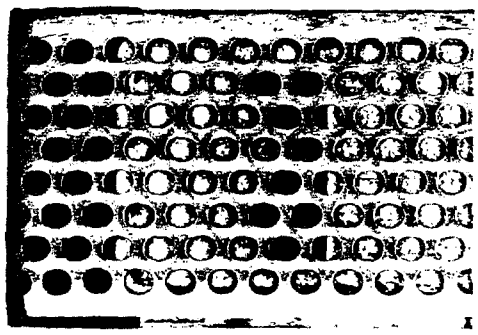
Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named James P. Gracy Sr. and James P. Gracy Jr. the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7/30/98.

Elizabeth E. Triplett
Notary Public

Commission expires: 5/26/2002

ELIZABETH E. TRIPLETT
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11070 PAGE 827

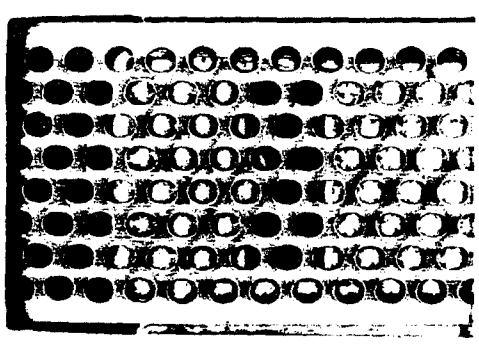
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 47000.00
CDN TX 173.90
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 184.90
CHECK 184.90

08/18/98 01 13:22 0001 8818

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0476484
IDENTIF. ← REFERENCE
98 AUG 18 PM 1:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1334131