0484724

IDENTIF. ↑ REFERENCE

MAIL ENV.

98 SEP -4 PM 1:28

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

BOOK 11101 PAGE 395

THIS INSTRUMENT PREPARED BY:
Eva M. Lemeh
Lemeh & Associates
1807 8th Avenue
Suite 107
Nashville, TN 37203

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	MAP & PARCEL No.
Mamie T. Spann **807 North 5th Street** **Nashville, TN 37207**	**SAME**	**82-7-458**

7395 09/04 0101 03CHECK 303.30

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $79,000.00.

Mamie T Spann
Affiant

Subscribed to and sworn before me this 28th day of August, 1998.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: March 25, 2000

FOR AND IN CONSIDERATION of the sum of Seventy Nine Thousand Dollars ($79,000.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, HAROLD R. SIMPSON, a married person and a resident of Georgia (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey unto MAMIE T. SPANN , a married person (the "Grantee(s)"), her heirs, legal representatives, successors and assigns, certain real estate located in Davidson County, Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Miller's Addition to Edgefield, now East Nashville, as of record in Book 57, page 133, Register's Office for Davidson County, Tennessee.

Said Lot No. 34 fronts 50 feet on the easterly side of North 5th Street, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to HAROLD R. SIMPSON by deed from DESSIE HALEY AND HUSBAND JOHN DEE SANDIFER of record in Book 10933, page 581, Register's Office for Davidson County, Tennessee.

This is improved real property known as 807 North 5th Street, Nashville, Tennessee 37207. This is not the primary residence of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belongs, to the Grantee(s), her heirs, legal representatives, successors and assigns forever. I covenant with the said Grantee that I am lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her heirs, legal representatives, successors and

assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all gender.

Witness my hand this 28th day of August, 1998.

Harold R Simpson
HAROLD R. SIMPSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Harold R. Simpson the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 28th day of August, 1998.

Notary Public

My Commission Expires: March 25, 2000

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

RECEIVED OF _____

FOR _____

BOOK 11101 PAGE 397

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 79000.00
CON TX 292.30
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 303.30
CHECK 303.30

09/04/98 01 13:30 0001 7395

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0484724
IDENTIF. & REFERENCE

98 SEP -4 PM 1:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1342824