263

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.]
[Eckhardt Realty Corp. [PO Box 2981 [Murfreesboro, TN 37133- [2981 [	[New Owner [[[[	[[Map 81-15 & 81-11 [Parcel 450 & 280 [[
[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont [Boulevard, Suite 115, Nashville, Tennessee 37205		98-08-7080 & 98-08-7081]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, William A. Thomas and wife, Gayla B. Thomas, (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Eckhardt Realty Corporation, Trustee for William A. Thomas Land Trust (The "Grantee"), its successors and assigns, certain tracts or parcels of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Tract 1:
Being Lot No. 61 on the Plan of George Shield First Addition to North Nashville, as of Plan recorded in Plan Book 57, page 60, Register's Office for Davidson County, Tennessee.

Said Lot No. 61 fronts 50 feet on the south side of Heiman Street and extends back between parallel lines 140 feet to an alley.

Being the same property conveyed to William A. Thomas and wife, Gayla B. Thomas by Warranty Deed from Morris Calvin Warren a/k/a Morris Warren Thompson as of record in Book 6558, page 174, Register's Office for Davidson County, Tennessee.

Tract 2:
Being the northerly one-half of Lot No. 375 on the Plan of McGavock, Wetmore and Others' Second Addition, called the Addition to the Town of McGavock, as of record in Book 21, page 41, Register's Office for said County.

Said part of Lot No. 375 fronts 50 feet on the easterly side of 17th Avenue North, formerly James Street, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to William A. Thomas by Warranty Deed from Wilhemina Bradford, unmarried, of record in Book 6564, page 966, said Register's Office.

This description is the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1998 and subsequent years, easements and restrictive covenants of record.

This conveyance is subject to that Deed of Trust from William A. Thomas and wife, Gayle B. Thomas to Ron Suedekum, Trustee for Nationsbank of record in Book 10047, page 975, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1907 Heiman Street, Nashville, TN 37208 and 1610 17th Avenue North, Nashville, TN 37208.

0511737
IDENTIF. ↑ REFERENCE
98 NOV 12 AM 10:34
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

[STATE OF ~~TEXAS~~ Tennessee
[COUNTY OF Davidson

[The actual consideration or value, whichever is greater for
[this transfer is $108,555.10.

Affiant

[Subscribed and sworn to before me this
[15th day of August, 1998.

Notary Public

[My Commission Expires: 3-6-99

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 17th day of ~~August~~ Sept., 1998.

William A. Thomas

Gayla B. Thomas

STATE OF TEXAS}
COUNTY OF Harris }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William A. Thomas and wife, Gayla B. Thomas**, 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 Harris County, this 17th day of ~~August~~ September, 1998.

NOTARY PUBLIC

My Commission Expires: 1999

SHIRLEY J. BARR
MY COMMISSION EXPIRES
June 28, 1999

6137 11/12 0101 03CHECK 405.25

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

RECEIVED OF _____

FOR _____

BOOK 11202 PAGE 117

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 108,555.10		CAMT ~~10855.10~~
				CON TX 394.25
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 405.25
				CHECK 405.25

11/12/98 01 10:34 0001 6137

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05117737
IDENTIF. # REFERENCE

98 NOV 12 AM 10:34

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN

No. 1371247