Realty 48 A

WARRANTY DEED

BOOK 11441 PG. 923

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 9,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF April 19 99

Notary Public

MY COMMISSION EXPIRES: ~~January 29, 2000~~ 5/14/2

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, Attys., 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelley Properties, L.L.C. (NAME)	Kelley Properties, L.L.C. (NAME)	94-01-018
520 South 12th Street (ADDRESS)	P.O. Box 1389 (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nolensville, TN 37135 (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, Mattie Ruth Spencer, devisee under the will of Gerald Wayne Spencer, deceased HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kelley Properties, L.L.C. 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, TN, being Lot No. 33 on the Plan of Payne, Blakemore and Cummings Addition to Nashville, of record in Book 57, Page 70, Register's Office for said County.

Said Lot No. 33 fronts 50 feet on the west side of South 12th Street and runs back between parallel lines along the north margin of Eastside Avenue, formerly Ashworth Avenue, 161 feet to an alley in the rear.

Being the same property conveyed to Gerald Wayne Spencer by deed from Ruby Smith, widow, of record in Book 6235, Page 46, Register's Office for Davidson County, TN. Gerald Wayne Spencer having since died. Subject property was devised to Mattie Ruth Spencer by the holographic writing of Gerald Wayne Spencer, which writing was determined to be his will by order of the Probate Court for Davidson County, Tennessee, Docket No. 98P-991.

This description is the same used in the previous deed of record.

unimproved ( )
This is improved (X) property, known as 520 South 12th Street, Nashville, TN 37206
(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.

Witness my hand this 16th day of April 19 99

Mattie Ruth Spencer

Mattie Ruth Spencer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 11441 PG. 924

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mattie Ruth Spencer

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 Brentwood, Tennessee, this 16th day of April 19 99.

Commission expires ~~January 29, 2000~~ 5/16/99

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

99 APR 21 PM 3:36
WILLIAMSON COUNTY, TN.
REGISTER'S OFFICE
5498 04/21 0101 03CHECK
46.15

0577007

Page 2 of 2

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK 11441 PG. 925

0577007

DELIVERED FOR REFERENCE

99 APR 21 PM 3:36

REGISTER
DAVIDSON COUNTY, TN.

CAMT	9500.00
CON TX	35.15
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	46.15
CHECK	46.15

04/21/99 01 15:38 0001 5498

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1475446