WARRANTY DEED

BOOK 3807 PAGE 345

For and in consideration of the sum of Two Hundred and No/100 ($200.00) *DOLLARS*

and other good and valuable consideration to be paid by Ansom J. Charron and wife, Ruth M. Charron, the sufficiency and receipt of which is by us this day acknowledged, we, Frank E. Lee and wife, Martha A. Lee.

we *have bargained and sold, and by these presents do transfer and convey unto the said* Ansom J. Charron and wife Ruth M. Charron their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being the westerly 60 feet of Lot No. 36 of Block "A" on the Revised Map of Rainbow Terrace Subdivision, of record in book 1130, page 85, Register's Office for said County.

Said part of said lot fronts 60 feet on the southerly side of Blackstone Avenue and runs back between parallel lines 190 feet to a dead line. Property with improvements being desinated more specifically as 710 Blackstone Avenue, Madison, Davidson County, Tennessee.

Being the same real property conveyed to Frank E. Lee and wife, Martha A. Lee, by deed from Ersie H. Green and wife, Lois S. Green, of record in book 3071, page 101, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ansom J. Charron and wife, Ruth M. Charron their, *heirs and assigns, forever.*

And we *do covenant with the said* Ansom J. Charron and wife, Ruth M. Charron *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,* except as of record may at the date of this conveyance appear.

And we, Frank E. Lee and wife, Martha A. Lee *do further covenant and bind* ourselves & our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Ansom J. Charron and wife, Ruth M. Charron their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* our *hand* s *this* 12th *day of* August, *19* 64, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Frank E. Lee

x Martha A. Lee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, James H. Hill, *a Notary Public in and for said County and State,* Frank E. Lee and wife, Martha A. Lee, *the within-named bargainor* s, *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Madison, *Tennessee, this* 12th *day of* August, *19* 64.

James H. Hill *Notary Public*

Commission expires Apr 26, 1966

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....
.....
the within named bargainor....., *with whom I am personally acquainted, and who acknowledged that*..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at.....,
this.....*day of*....., *19*.....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared*.....,
with whom I am personally acquainted, and who, upon oath, acknowledged .....*self to be*.....
.....*of the*.....,
the within named bargainor, a corporation, and that .....*he as such*.....,
being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....*self as*.....

Witness my hand and seal, at office in.....,
this.....*day of*....., *19*.....

.....*Notary Public*

Commission expires.....

STATE TAX $ .30
PROBATE .50
TOTAL $ .80

SEP 1 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID SEP 1 1964

CT

48572

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 1 10 52 AM '64

NOTED: BOOK 109 PAGE 815
RECORDING FEE $ 2.00
DEP. REG. 2

WARRANTY DEED

FROM
Frank E. Lee and Martha A. Lee
TO
Anson J. Charron and Ruth H. Charron
710 Blackstone
Madison

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

200