# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mary Lou Bowdoin (NAME) | Mary Lou Bowdoin (NAME) | W24-2520 |
| 2415 Garland Avenue (STREET ADDRESS OR ROUTE NUMBER) | 2415 Garland Avenue (STREET ADDRESS) | Map 104-12 |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | Par. 117 |
| | | M.O. |

*For and in Consideration of the sum of* TEN AND NO/100 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -($10.00) - - - - - - - - - - - - - - - - - - *DOLLARS*
cash in hand paid by Mary Lou Bowdoin, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we, JOHN W. AUSTIN, JR. and wife, FERN BALLARD AUSTIN,

*have bargained and sold, and by these presents do transfer and convey unto the said* MARY LOU BOWDOIN,

her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being the south half of Lot No. 69 on the Plan of Christopher & Kirkman's Belmont Park Addition to Nashville, as of record in Book 57, page 158, Register's Office for said County.

Said part of said Lot fronts 50 feet on the west side of 20th Avenue South, formerly Courtney Avenue, and runs back between parallel lines, 159 feet to an alley.

Being the same property conveyed to John W. Austin, Jr., and wife, Fern Ballard Austin, by deed from Viola Ballard Austin, as of record in Book 3028, page 611, said Register's Office.

This is unimproved ( ) improved (X) property, known as 1927 (House Number) 20th Avenue, South, (Street) Nashville, Tennessee P. O. Address: (City or Town)

*To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said* Mary Lou Bowdoin, *her heirs and assigns, forever.*

*And* we *do covenant with the said* Mary Lou Bowdoin, *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.*

*And* we, John W. Austin, Jr., and wife, Fern Ballard Austin, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Mary Lou Bowdoin, *her heirs and assigns against the lawful claims of all persons whomsoever. Witness* our hands *this* 29th *day of* October, *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 John W. Austin, Jr.

X Fern Ballard Austin

RECORDER'S MEMO: Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Martha Highfill, a Notary Public in and for said County and State, the within named John W. Austin, Jr., and wife, Fern Ballard Austin, the 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 Nashville, Tennessee, this 29th day of October, 19 64.

Martha Highfill, Notary Public.

Commission Expires My Commission Expires Jan. 31, 1967

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STATE OF
COUNTY OF

Personally appeared before me, ....., a Notary Public in and for said County and State, the within named.....

the 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.....

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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.....

BOOK 3826 PAGE 921

STATE TAX $ 11.63
PROBATE .50
TOTAL $ 12.13

OCT 29 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID OCT 29 1964
CT

# WARRANTY DEED

FROM

JOHN W. AUSTIN, JR., ET UX

TO

MARY LOU BOWDOIN

$7,750.00

56316

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

OCT 29 11 38 AM '64

NOTE BOOK 1112 PAGE 317

RECORDING FEE $ 2.00

DEP. REG. ____

