BOOK 3834 PAGE 471

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
L. O. Hardaway, Et Ux	First Federal Savings & Loan Assn.	
(NAME:) 1015 Woodland Street	(NAME:) 236 - 4th Avenue, North	19W 18895
(STREET ADDRESS OR ROUTE NUMBER) Nashville 6, Tenn.	(STREET ADDRESS) Nashville 19, Tenn.	MAP 83-5 PAR 139 RW
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ($10.00)

-- - - - - - - - - - - - - - - - Ten & No/100 -- - - - - - - - - - - - - - - *DOLLARS*

Cash in Hand paid by L. O. Hardaway and Lucille Clark Hardaway, the Grantees hereinafter named, and other good and valuable considerations accepted as cash, the Receipt of which is hereby Acknowledged, and subject to two (2) Loans now secured by the property hereinafter described, said loans being as follows: One (1) being the unpaid balance of a Deed of Trust Note, dated January 31, 1958, in the original principal sum of $11,800.00, now reduced to $10,141.35, on which there are now three (3) payments in the sum of $101.00 each now past due, said note being held by the First Federal Savings & Loan Association of Nashville, being secured by a Deed of Trust executed by Eugene H. Vester and wife, Thelma J. Vester, to Herschel Greer, Trustee, of record in Book 2687, Page 367, R.O.D.C., Tenn., and the other loan being the unpaid balance of a Deed of Trust Note in the original principal sum of $1,500.00, now reduced to $1,258.47, on which there are now three (3) payments in the sum of $35.23 each now past due, being principal and interest at 6% per annum, said note being secured by a Deed of Trust executed by Eugene H. Vester and wife, Thelma J. Vester, to Oneida Williams, Trustee, of record in Book 3681, Page 536, R.O.D.C., Tenn.,

The Escrow Fund now held by the First Federal Savings & Loan Association is to be transferred to the Grantees without cost for said transfer.

We, Eugene H. Vester and wife, Thelma J. Vester,

have bargained and sold, and by these presents do transfer and convey unto the said L. O. Hardaway and wife, Lucille Clark Hardaway, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 16 and the westerly 1/2 of Lot No. 15 on the Map of Ruth B. Hawkins Home Place, as of record in Book 547, Page 129, Register's Office for said County, described as follows:

BEGINNING at a point in the northerly margin of Maxwell Avenue 25 feet west of the common corner of Lots 14 and 15, said point also being 657 feet, more or less, west of the northwest intersection of said Avenue and Gallatin Road; thence northerly 305.5 feet, more or less, to a point in the southerly margin of an alley, 25 feet west of the common corner of Lots 14 and 15; thence westerly along the southerly margin of said alley, 78-1/2 feet to a point; thence southwardly 23-1/2 feet to a point; thence southerly 275. 2 feet to the northerly margin of Maxwell Avenue, being the southwest corner of Lot 16; thence along the margin of the same, around a curve, easterly 75.4 feet to the beginning.

BEING the same property conveyed to Eugene H. Vester and wife, Thelma J. Vester, by Warranty Deed from Wilfred J. Weber and wife, Elizabeth H. Weber, of record in Book 2736, Page 569, said Register's Office.

This is unimproved ( ) improved (X) property, known as 1021 Maxwell Avenue, (House Number) (Street) Nashville, Tennessee 37206 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 L. O. Hardaway and wife, Lucille Clark Hardaway, their *heirs and assigns, forever.*

And We *do covenant with the said* L. O. Hardaway and wife, Lucille Clark Hardaway, *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 hereinabove stated and Taxes for the year 1964.

And We, Eugene H. Vester and wife, Thelma J. Vester, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* L. O. Hardaway and wife, Lucille Clark Hardaway, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 19th *day of* November, *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.*

Eugene H. Vester

Thelma J. Vester

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, R. C. Vardell, a Notary Public in and for said County and State, the within named Eugene H. Vester and Thelma J. Vester,

the bargainors, with whom I am personally acquainted, and who acknowledged that they have executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of November, 1964.

R. C. Vardell, Notary Public.

Commission Expires February 7, 1968.

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 .....

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 .....

11,600.

17.90
2.00
20.45

WARRANTY DEED

FROM

Eugene H. Vester, Et Ux

TO

L. O. Hardaway, Et Ux

East Nashville Realty Co.
1074 Woodland St.

Nov 20 12 20 PM '64

NOTE: Mail Tax Bill to Grantee
RECORDING FEE $ 2.00
DEP. REG. ---

Book 3110 Page 479

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

59222

STATE TAX $ 12.40
PROBATE .50
TOTAL $ 17.90

NOV 20 1964

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

PAID NOV 20 1964

CT

Compliments of

Guara[illegible] Company

of

Kansas C[illegible]urance Company

[illegible] Building

[illegible] & Union

NASHVILLE, TENNESSEE

DOCUMENTARY
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