BOOK 3918 PAGE 87

THIS INSTRUMENT WAS PREPARED BY:
SEE: S. & W. LAW OFFICES
480 JAMES ROBERTSON PARKWAY
NASHVILLE, TENNESSEE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marvin Lee Lehman	United Mortgagee Servicing Corp.	12 W 230
(NAME:)	(NAME:)	
4807 Elkins Avenue	3200 Pacific Avenue	91 15
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville Tennessee	Virginia Beach Virginia	Par. 329
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars, cash in hand paid by Marvin Lee Lehman and wife Beulah Mae Lehman, hereinafter called the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Alex D. Erwin, Jr. hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto the said 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, Tennessee, being a part of the north half of Block No. 31 as shown on the Plan of Charlotte Park Company's first addition to Nashville, as of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the southerly margin of Elkins Avenue (formerly Second Avenue) said point being 100 feet from the westerly margin of 49th Avenue North (formerly 8th Street), thence in a southerly direction 180 feet to a point in the northerly margin of an alley; thence eastwardly along said margin of said alley 70 feet to a point; thence northwardly 180 feet to a point in the southerly margin of Elkins Avenue; thence in a westerly direction 70 feet along said margin of said Avenue to the point of beginning.

BEING the same property conveyed to A. D. Erwin and wife Margaret H. Erwin by deed from Henry C. Leech and wife, Una Gilliam Leech of record in Book 633, page 47, Register's Office for Davidson County, Tennessee, the said A. D. Erwin having predeceased Margaret H. Erwin, and the said Margaret H. Erwin having since died, and Alex D. Erwin, Jr. being the only heir at law.

This is unimproved ( ) improved ( ) property, known as 4807 (House Number) Elkins Avenue (Street) Nashville (P. O. Address: City or Town) (Postal Zone)

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 our hands this the 28 day of July, 1965.

Alex D. Erwin Jr
ALEX D. ERWIN, JR.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Percy Wilkins, Jr., a Notary Public in and for said County and State, the within named Alex D. Erwin, Jr., the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of July, 1965.

Percy Wilkins, Jr.
Notary Public

Commission expires 1/13/69

STATE TAX 16.13
PROBATE TAX 5.50
16.63
JUL 30 1965

FILED JUL 30 1965
R. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
ALEX D. ERWIN, JR. only heir at law

TO
MARVIN LEE LEHMAN ET UX

91077

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN
JUL 30 3 35 PM '65
NOTED BOOK 112 PAGE 15
RECORDING FEE 3.00
DEP. REG.

Attorneys
TITLE COMPANY, INC.
NASHVILLE, TENN.

SEDDON & WILKINS, ATTORNEYS
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P. O. BOX 212
NASHVILLE, TENNESSEE 37201