BOOK 3930 PAGE 356

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ava Foster Sellers	Ava Foster Sellers	22W-15350
(NAME) 1602 18th Ave So	(NAME) Same	Map 104-8
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tenn	(STREET ADDRESS)	Par. 256
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Sixteen Thousand and No/100 ---------- ($16,000.00) ----------*DOLLARS*

cash in hand paid by Ava Foster Sellers, the receipt of which is hereby acknowledged,

We, Joy Bayless and Susan B. Riley

have bargained and sold, and by these presents do transfer and convey unto the said Ava Foster Sellers, her

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

Being lot No. 8 on the plan of O. H. Shields' Subdivision of lot No. 55 and other lots in O. B. Hayes' Rokeby Addition, as of record in book 161, page 158, Register's Office for said County.
Said lot No. 8 fronts 55 feet on the easterly side of 18th Avenue South, formerly Lamar or Jefferson Street, and runs back between parallel lines 157.9 feet to an alley.
Being the same real property conveyed to Joy Bayless and Susan B. Riley, by deed from Mary Littlefield Murphy, of record in book 1132, page 202, said Register's Office.

This Instrument Was Prepared By
Phillip Saindon
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

This is improved (X) unimproved ( ) property, known as ..... (House Number) ..... (Street) ..... 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 Ava Foster Sellers, her *heirs and assigns, forever.*

And we *do covenant with the said* Ava Foster Sellers *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 for taxes for the year 1965 which are prorated and assumed by grantee.

And we, Joy Bayless and Susan B. Riley *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Ava Foster Sellers, her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 1st *day of* September, *19*65, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Joy Bayless
Susan B. Riley

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Alice McMahon, a Notary Public in and for said County and State, Joy Bayless and Susan B. Riley

the within named bargainorS, 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 1st day of September, 1965.

Alice McMahon Notary Public

Commission expires April 25, 1966

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 $ 2.70
PROBATE .50
TOTAL $ 2.75

SEP 1 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID SEP 1 - 1965
CT

8/10000

WARRANTY DEED

FROM

Joy Bayless, et al

TO

Ava Foster Sellers

95743

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 1 3 09 PM '65

NOTED: BOOK 1112 PAGE 364
RECORDING FEE $ 2.00
DEP. REG. 1

Company

Guara