WARRANTY DEED

BOOK 3931 PAGE 883

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tony J. St. Charles et ux.	Tony J. St. Charles	7D-W9-10785
(NAME) 119 Woodmont Ave	(NAME) Same	MAP 116-3
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tenn	(STREET ADDRESS)	PAR 30
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	MAP

For and in Consideration of the sum of Fifteen Thousand and no/100 ---------- ($15,000.00) ---------- *DOLLARS*

cash in hand paid by Tony J. St. Charles and wife, Sue Resha St. Charles, the receipt of which is hereby acknowledged,

We, Josh Hughes and Sophie H. Snodgrass,

have bargained and sold, and by these presents do transfer and convey unto the said Tony J. St. Charles and wife, Sue Resha St. Charles, their

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

Being part of lot No. 140 on the plan of Kenner Manor Land Company's Second Subdivision, as of record in book 421, page 100, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Woodmont Avenue at the northeast corner of said lot No. 140 in said plan; running thence along the westerly margin of said Avenue, southerly 100 feet to the southeast corner of said lot No. 140, in said westerly margin of said Avenue; thence with the line between lots Nos. 140 and 141 in said plan, westerly 200 feet; thence northerly parallel with the western margin of said Avenue, and with the easterly line of the parcel of land conveyed by Henry E. Richardson to Percy Warner by deed of record in book 535, page 411, of said Register's Office, 90 feet to the southerly corner of a strip of land conveyed by H. S. Vaughn, Trustee, to said Percy Warner, by deed of record in book 539, page 656, said Register's Office; thence north 36° west to the southerly line of lot No. 139 in said plan; thence to the point of beginning.

Being the same real property conveyed to Rosa Hughes and Winifred Hughes by deed from The Equitable Life Assurance Society of the United States, of record in book 1246, page 495, said Register's Office, the said Winifred Hughes having since died; and Sophie Hughes Snodgrass and Josh Hughes, heirs-at-law of Winifred Hughes, conveyed their interest in said property to Rosa Hughes by deed of record in book 3814, page 567, said Register's Office, the said Rosa Hughes having since died survived by Josh Hughes and Sophie Hughes Snodgrass as her only heirs-at-law.

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

This is { unimproved / improved } 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 Tony J. St. Charles and wife, Sue Resha St. Charles, their ..... *heirs and assigns, forever.*

And we *do covenant with the said* Tony J. St. Charles and wife, Sue Resha St. Charles *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 taxes for 1965 which are prorated and assumed by the grantees.

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* Tony J. St. Charles and wife, Sue Resha St. Charles, their *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.*

Josh Hughes

Sophie H. McGraw

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Ronald H. Bauman, a Notary Public in and for said County and State, the within named Josh Hughes and Sophie H. Snodgrass,

the 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 2nd day of September, 19 65

Ronald H. Bauman, Notary Public.

Commission Expires October 24, 1966

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.....

$15000 Mtge 1157-32

WARRANTY DEED

FROM

Josh Hughes et al.

TO

Tony J. St. Charles et ux.

96337

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 7 2 48 PM '65

NOTED: BOOK 112 PAGE 391
RECORDING FEE $ 2.00
DEP. REG. X

Compliments of

STATE TAX $ 22.50
PROBATE .50
TOTAL $ 23.00

SEP 7 1965

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

PAID SEP 7 1965