WARRANTY DEED

BOOK 3944 PAGE 746

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Admiral Benbow Inn, Inc.	Admiral Benbow Inn, Inc.	W13-7500
(NAME:)	(NAME:)	Map 93-15
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 60
Memphis, Tennessee	Memphis, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Thirteen Thousand Seven Hundred Fifty and no/100 ----------($13,750.00)---------- *DOLLARS*

cash in hand paid by Admiral Benbow Inn, Inc., the receipt of which is hereby acknowledged,

We, James O. Oatsvall and wife, Doris G. Oatsvall,

have bargained and sold, and by these presents do transfer and convey unto the said ADMIRAL BENBOW INN, INC., a Tennessee corporation, its successors ~~heirs~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being all of Lot No. 19 and the northerly 23 feet of lot No. 20 in the Subdivision of William Bosworth's Property in South Nashville, a plan of which is of record in book 11, pages 219 and 220, Register's Office for said County.
Said Lot No. 19 and the northerly 23 feet of lot No. 20 adjoin and front together 50 feet on the westerly side of Second Avenue South, formerly Market Street, and run back between parallel lines, 137-1/2 feet to an alley.
Being the same real property conveyed to James O. Oatsvall and wife, Doris G. Oatsvall, by deed from G. T. Townes et al, of record in book 3761, page 214, said Register's Office.

This conveyance is made subject to an easement of record in book 3570, page 214, Register's Office for Davidson County, Tennessee.
Also, subject to the tenancy of Mr. and Mrs. Stewart who rent this property from month to month.

This Instrument Was Prepared By
Dewey W. Pedigo
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 Admiral Benbow Inn, Inc., its successors *heirs and assigns, forever.*

And we *do covenant with the said* Admiral Benbow Inn, Inc., *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 grantee.

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* Admiral Benbow Inn, Inc., its successors *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 6th *day of* October, *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.*

James C. Catsavis

Doris G. Catsavis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, L. K. Grimes Jr., a Notary Public in and for said County and State, the within named James O. Oatsvall and wife, Doris G. Oatsvall,

the bargainor, 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 6th day of October, 19 65

L. K. Grimes Jr., Notary Public.

Commission Expires 10/23/65

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.....

H18612

WARRANTY DEED

FROM

James O. Oatsvall et ux.

TO

Admiral Benbow Inn, Inc.

STATE TAX $ 2.63
PROBATE .50
TOTAL $ 2.13
OCT 8 1965

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

PAID OCT 8 1965
CT

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

OCT 8 3 16 PM '65

NOTED: BOOK 1182 PAGE 749
RECORDING FEE $ 2.00
DEP. REG.

01208

BOOK 3944 PAGE 749

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G ...Title Company
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