This instrument was prepared by: Frank S. King, Jr., Attorney
507 American Trust Building
Nashville, Tennessee

WARRANTY DEED

BOOK 3955 PAGE 862

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward O. Davenport	Same	20W 19795
(NAME:)	(NAME:)	Map 71-15
3927 Thackery Dr.		P/O Par 392
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn.		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ---------- *DOLLARS*

TEN and no/100 ($10.00) ----------

cash in hand paid by Edward O. Davenport and wife, Mary Jean Davenport, and other good and valuable consideration, the receipt of which is hereby acknowleded, and for the further consideration of the assumption by the said Edward O. Davenport and wife, Mary Jean Davenport, of the balance owing under the terms of a deed of trust executed by Gertrude M. Draughon to Frank B. Welch, Trustee, and recorded in Book 2945, page 401, Register's Office for Davidson County, Tennessee, to secure to Frank B. Welch Company the payment of a note in the original principal amount of $8,000.00, payable with interest as specified therein,

we, Mrs. Marie Draughon George and John Walter Draughon, Jr., being the only heirs-at-law of Gertrude M. Draughon, deceased,

have bargained and sold, and by these presents do transfer and convey unto the said Edward O. Davenport and wife, Mary Jean Davenport, 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 part of Lot No. 12 in the Plan of Crutcher Subdivision of a part of the Lucy H. Lindsley Property, recorded in Book 161, page 129, Register's Office for said County, described as follows:

BEGINNING at a point in the southerly margin of Ligon Avenue at a point 16 feet eastwardly from Meridian Street before widening; thence eastwardly along the southerly margin of Ligon Avenue 104 feet to a point; thence southerly, and at right angles, 36 feet to a point; thence eastwardly and parallel with the southerly margin of Ligon Avenue 30 feet to the westerly margin of an alley; thence southerly with the westerly margin of said alley 32 feet to a point; thence westerly 134 feet to a point; thence northerly and parallel with the easterly margin of said Meridian Street 68 feet to the point of beginning.

Being part of the real property conveyed to Gertrude M. Draughon, a widow, by three deeds, one from Commerce Union Bank, et al, Trustees, of record in Book 1018, page 8, one from John W. Draughon, of record in Book 1713, page 315, and one from the City of Nashville, of record in Book 2279, page 275, said Register's Office, the said Gertrude M. Draughon having since died and Mrs. Marie Draughon George and John Walter Draughon, Jr. being her only heirs-at-law.

___ unimproved ( )
This is improved (X) property, known as 1225 Meridian Street, Nashville, Tennessee
(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 Edward O. Davenport and wife, Mary Jean Davenport, 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.* , except for the note secured by deed of trust of record in Book 2945, page 401, Said Register's Office.

And we, Mrs. Marie Draughon George and John Walter Draughon, Jr., *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.*

Witness our hands this 5th *day of* November, *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.*

Mrs. Marie Draughon George

John Walter Draughon, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named Mrs. Marie Draughon George and John Walter Draughon, Jr.

.....

.....

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 5th day of November, 1965

Alice M. Mahon, Notary Public.

Commission Expires April 25, 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.....

Return to
GUAR. TITLE 186570

WARRANTY DEED

FROM

MRS. MARIE DRAUGHON GEORGE,
et al

TO

EDWARD O. DAVENPORT, et ux

05520

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

Nov 8 4 01 PM '65

NOTED: BOOK 112 PAGE 25
RECORDING FEE $ 2.50
DEP. REG.

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

STATE TAX $ 27.00
PROBATE 50
TOTAL $ 27.50

NOV 8 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID NOV - 8 1965

3822 PAGE 884