This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED

BOOK 3974 PAGE 882
REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 81-07 Par 274	Mrs. Edna E. Caldwell and son, Herbert Lax, Jr. 1900 15th Ave., North	United Mortgagee Servicing Corp. 3200 Pacific Avenue Virginia Beach, Virginia
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
W2-26050	Same as above	PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of Ten Dollars and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

STATE TAX $ 14.63
PROBATE 50
TOTAL $ 15.13

JAN 4 1966

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID JAN 4 - 1966

C. E. SELLEY and wife, CORA SELLEY,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MRS. EDNA E. CALDWELL and son, HERBERT LAX, JR.,
hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 23 on the Map of Menees' Subdivision of Lot No. 8 of the Thomas Woodard Property, as of record in Book 161, page 44.

Said Lot No. 23 fronts 50 feet on the easterly side of 15th Avenue, North, formerly Hutchison Avenue, and runs back 123.1 feet on the northerly line and 121.8 feet on the southerly line to an alley, measuring 50 feet, more or less, thereon.

Being the same property conveyed to C. E. Selley and wife, Cora Selley, by deed from James Floyd Bradford, unmarried, of record in Book 3101, page 182.

This conveyance is made subject to a stipulation contained in a deed of record in Book 455, page 395, as follows:
"There is a well located on the line between Lots 21 and 23 in said Subdivision. It is agreed and made a part of this deed that the said well shall be and remain for the joint use and benefit of the owners of both the said Lots Nos. 21 and 23."

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 30th day of December, 1965.

Cora Selley
Cora Selley

C. E. Selley
C. E. Selley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named C. E. Selley and wife, Cora Selley, the bargainor(s), 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, the 30th day of December, 1965.

Reau E. Folk Jr.
Notary Public

My commission expires: July 26, 1966.

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), 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, the _____ day of _____, 19____.

_____
Notary Public

My commission expires:

WARRANTY DEED
REF: Jr.

FROM
C. E. SELLEY and wife

TO
MRS. EDNA E. CALDWELL
and son, HERBERT LAX, JR.

12604

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 4 3 59 PM '66
NOTED, BOOK 113 PAGE 280
RECORDING FEE $ 2.50
DEP. REG. _____

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

MERCER REALTY CO., INC.
Realtors — 310 3rd Ave., No.
Nashville 3, Tenn. Phone 254-1721

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

_____
Notary Public

My commission expires: