BOOK 4035 PAGE 767

Prepared by
Ross V. [illegible] Attorney
Nashville Trust Building
Nashville, Tennessee

WARRANTY DEED — ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO: (NAME)	MAP-PARCEL NUMBERS
Offie Stinnett and wife, Bessie Stinnett	SAME	W24-11790
1405 Beechwood (STREET ADDRESS OR ROUTE NUMBER)	SAME (STREET ADDRESS)	Map 118-01
Nash. Tenn. 37212 (CITY) (P. O. ZONE) (STATE)	SAME (CITY) (ZONE) (STATE)	Par. 8 45

For and in Consideration of the sum of ($10.00)----------

Ten and No/100th----------DOLLARS cash in hand paid by Offie Stinnett and wife, Bessie Stinnett, and other good and valuable considerations, receipt of all of which is hereby acknowledged, we John W. Austin, Jr., and wife, Fern Ballard Austin,

.....have bargained and sold, and by these presents do transfer and convey unto the said Offie Stinnett and wife, Bessie Stinnett, their

.....heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Being the easterly half of Lot No. 94 on the Belmont Land Company's Plan of Lots, called Belmont Heights, as of record in book 421, page 34, ofthe Register's Office for Davidson County, Tennessee.

Said part of Lot No. 94 fronts 50 feet on the southerly side of Beechwood Avenue, and runs back between parallel lines, 188 feet to an alley.

Being the same property conveyed to John W. Austin, Jr., and wife, Fern Ballard Austin, by deed from Viola B. Austin, as of record in book 3028, page 621, said Register's Office.

This is unimproved / improved (X) property, known as 1405 Beechwood, Nashville, Tennessee. 37212
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Offie Stinnett and wife, Bessie Stinnett, their heirs and assigns, forever.

And we do covenant with the said Offie Stinnett and wife, Bessie Stinnett 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 1966 Taxes which have been prorated and assumed by the Grantees herein.

And we, John W. Austin, Jr., and wife, Fern Ballard Austin do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Offie Stinnett and wife, Bessie Stinnett, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 14th day of July, 1966

John W. Austin, Jr.
John W. Austin, Jr.

Fern Ballard Austin
Fern Ballard Austin

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Martha Higgins, a Notary Public in and for said County and State, the within named John W. Austin, Jr., and wife, Fern Ballard Austin

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 14th day of July, 1966

Martha Higgins, Notary Public

My Commission Expires Jan. 31, 1967

Commission Expires

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
Davidson County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared

and (his oath / their several oaths) with whom I am personally acquainted and who upon acknowledged (himself / themselves) to be the

and respectively of the

the within named bargainor, a corporation, and that (he / they) as such

and , being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said

as such , and attesting the same by the said

as such

Witness my hand and official seal at office at on this the day of , 19.

My commission expires

Notary Public

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WARRANTY DEED

FROM

JOHN W. AUSTINET UX

TO

OFFIE STINNETT, ET UX

$8,500.00

STATE TAX $ 12.75
PROBATE .50
TOTAL $ 13.25

JUL 14 1966

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

PAID JUL 14 1966

CT

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

35545

JUL 14 1 03 PM '66

NOTED, JCN
RECORDING FEE $ 1.00
DEP. REG. ____

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Attorneys

TITLE COMPANY, INC.



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