BOOK 4048 PAGE 246

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Elizabeth Sawyer (NAME)	Elizabeth Sawyer (NAME)	26W-2430
3603 Richland Ave. (STREET ADDRESS OR ROUTE NUMBER)	3603 Richland Ave. (STREET ADDRESS)	Map 104-09
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. (CITY) (ZONE) (STATE)	Parcel 136 AS

For and in Consideration of the ~~xxxxx~~ love and affection I have for my nephew, Sterling L. Jones ~~DOLLARS~~

I, Elizabeth Sawyer, a widow

have bargained and sold, and by these presents do transfer and convey unto the said Sterling L. Jones

his

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

Being the westerly 50 feet of the northerly 124½ feet of lot No. 50 of Block 5, Division "A" on the Richland Realty Company's Plan of lots.
Said plan is of record in book 161, page 151, Register's Office for said County, and shows said property divided into blocks, but does not show the blocks sub-divided into small lots.
According to a printed copy of an unregistered plan subdividing said blocks into lots, said part of lot No. 50 fronts 50 feet on the southerly side of Richland Avenue and runs back between parallel lines parallel with and 50 feet west of the westerly margin of Bowling Avenue 124½ feet to a dead line.
Being the same property conveyed to Sterling J. Sawyer and wife Elizabeth Sawyer by deed from John U. Wilson, Trustee of record in book 1115, page 179, said Register's Office, the said Sterling J. Sawyer having since died.

I, Elizabeth Sawyer reserve a life estate in the property herein described.

This instrument was prepared by James R. Wyatt, 100 30th. Ave. No. Nashville, Tenn.

unimproved ( )
This is improved (X) property, known as 3603 Richland Ave. Nashville, Tenn.
(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 Sterling L. Jones his *heirs and assigns, forever.*

And I *do covenant with the said* Sterling L. Jones *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except a life estate reserved by the grantor.

And I, Elizabeth Sawyer *do further covenant and bind* myself my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Sterling L. Jones his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 11th *day of* August, 19 66, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Elizabeth Sawyer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Elizabeth Sawyer

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this [illegible] day of August, 1966.

[illegible] Notary Public.

Commission Expires February 30 1967

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

WARRANTY DEED

FROM

Elizabeth Sawyer

TO

Sterling L. Jones

STATE TAX $ 5.70
PROBATE 50
TOTAL $ 6.20

AUG 12 1986

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY

PAID AUG 12 1986

AUG 12 10 11 AM 1986

RECORDING FEE $ 6.20

DEP REG.

FELIX P. WILSON
REGISTER

4 U 2 5 2

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

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