BOOK 4057 PAGE 284

This Instrument was prepared by
Jno. B. Cobb, Jr., Attorney at Law
Stahlman Building, Nashville, Tenn.

WARRANTY DEED — ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vernon B. Hendrixson (NAME:)	Vernon B. Hendrixson (NAME:)	Map 91-12
702 45th Avenue, North (STREET ADDRESS OR ROUTE NUMBER)	702 45th Avenue, North (STREET ADDRESS)	Par 90
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	12W mm

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

Ten and No/100 ----------($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration the grantees, Vernon B. Hendrixson and wife, Grace Hale Hendrixson have assumed and agreed to pay the remaining unpaid balance of two notes which are secured by deeds of trust executed by E. W. Scott to Charles Nelson, Jr., Trustee, of record in Book 3408, page 171 and Book 3737, page 253, Register's Office for Davidson County, Tennessee, reference to which said instruments is here made for a more particular description of said notes and the terms and conditions of said deeds of trust, the obligations of which are assumed by the said grantees.

I, E. W. Scott, unmarried have bargained and sold, and by these presents do transfer and convey unto the said Vernon B. Hendrixson and wife, Grace Hale Hendrixson 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 Lots Nos. 77 and 79 of Block 58 on Plan No. 1, West Nashville, of record in Book 57, pages 74 and 75, Register's Office for said County.

Said Lots Nos. 77 and 79 adjoin each other and front 25 feet each on the easterly side of 45th Avenue North, formerly 4th Street, and run back between parallel lines 105 1/2 feet to an alley.

Being the same property conveyed to E. W. Scott and wife, Allie Mai Scott, by deed from Fred Hill and wife, Annie Hill, of record in Book 2044, page 123, said Register's Office. The said E. W. Scott and Allie Mai Scott having since divorced and the said Allie Mai Scott having since conveyed her interest in said property to E. W. Scott by deed of record in Book 3708, page 87, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 702 45th Avenue, North (House Number) (Street) Nashville, Tennessee 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 Vernon B. Hendrixson and wife, Grace Hale Hendrixson their heirs and assigns, forever.

And I do covenant with the said Vernon B. Hendrixson and wife, Grace Hale Hendrixson 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 as hereinabove set out.

And I, E. W. Scott

do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Vernon B. Hendrixson and wife, Grace Hale Hendrixson their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 14th day of September, 1966

E. W. Scott

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Jo Ann Smith, a Notary Public in and for said County and State, the within named E. W. Scott, unmarried

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

Witness my hand and official seal at Nashville, Tennessee, this 14th day of September, 1966

Jo Ann Smith, Notary Public

Commission Expires April 25, 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
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) 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

E. W. SCOTT

TO

VERNON B. HENDRIXSON AND WIFE,

GRACE HALE HENDRIXSON

43780

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 16 1 40 PM '66

NOTED: BOOK 114 PAGE 247
RECORDING FEE 2.00
DEP. REG. ____

Attorneys TITLE COMPANY, INC.
NASHVILLE, TENN.

200

STATE TAX $ 1.65
PROBATE
TOTAL $ 1.65

PAID SEP 16 1966

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