This Deed Prepared By Morris Levine Atty - Baptist Bldg

BOOK 4059 PAGE 565

WARRANTY DEED **ATTORNEYS TITLE COMPANY**

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. and Mrs. Sam Karr (NAME:)	Same (NAME:)	Map 92-7
230½ - 4th Avenue, North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 271
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	11W

For and in Consideration of the sum of - - - - - - - ($1.00) - - - - - - - - - - -

ONE & NO/100 - DOLLARS

Cash in hand paid by Sam Karr and wife, Fannie G. Karr, and other good, valuable and sufficient consideration, the receipt of all of which is by us acknowledged,

We, Ida Sanders and son, Edward Sanders

_____ have bargained and sold, and by these presents do transfer and convey unto the said Sam Karr and wife, Fannie G. Karr

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

Being Lot No. 40 on the Plan of the B. J. Farrars Subdivision of Lots 1 and 2 in Boyd McNairy's Addition to Nashville, as of record in Book 57, page 124, Register's Office for said County.

SAID Lot No. 40 fronts 25 feet on the southerly side of Merry Street, formerly Benson Avenue or Watkins Street, and runs back between parallel lines 93 3/4 feet to a dead line.

BEING the same property conveyed to Ida Sanders and Son, Edward Sanders, by deed from Mallernee Realty Company, Inc., of record in Book 1727, page 250, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as 2415 Merry Street, (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 Sam Karr and wife, Fannie G. Karr

their heirs and assigns, forever.

And we do covenant with the said Sam Karr and wife, Fannie G. Karr

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 an indebtedness of record in Book ____, page ____, Register's Office for Davidson County, Tennessee.

And we, Ida Sanders and son, Edward Sanders,

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Sam Karr and wife, Fannie G. Karr

their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 21st day of September, 19 66

Edward Sanders

Ida Sanders

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, J. J. Richey, a Notary Public in and for said County and State, the within named Ida Sanders and son, Edward Sanders

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 21st day of September, 1966

Commission expires 5 19 1969 J. J. Richey Notary Public

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 (their several oaths) (his oath) (themselves) (himself) acknowledged 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

WARRANTY DEED

FROM Ida Sanders and son, Edward Sanders

TO Sam Karr and wife, Fannie G. Karr

A. 23 1/2 4K Lot 2

44640

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 21 3 43 PM '66

NOTED BOOK 115 PAGE 36
RECORDING FEE $ 2.50
DEP. REG. M

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DOCUMENTARY

STATE TAX $ 75
PROBATE 50
TOTAL $ 1.25

SEP 21 1966

PAID SEP 21 1966
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN