This deed drawn by J.J.Lutin, Attorney, 802 51st Ave.North, Nashville,Tenn. 37209

WARRANTY DEED

BOOK 4116 PAGE 833

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
L.B.Payne (NAME:)	Castus Wilkes (NAME:)	81-10-358
1511 24th Ave.North (STREET ADDRESS OR ROUTE NUMBER)	1618-23 Ave.North (STREET ADDRESS)	2W36655
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville,Tenn. (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN & NO/100 ($10.00) *DOLLARS*

cash in hand to me this day paid by my step son, L.B.Payne, and other good and valuable consideration receipt of which is hereby acknowledged, I, Castus Wilks, an unmarried man, reserving unto myself a life estate in the land herein conveyed,

have bargained and sold, and by these presents do transfer and convey unto the said L.B.Payne, his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No.123, on the Plan of S.A.Champion's Subdivision of certain lots in the Harding Plan of Lots, as of record in Book 161,page 132,Register's Office for Davidson County, Tennessee.

Said Lot No.123 fronts 50 feet on the easterly side of 23 rd Avenue North, formerly Lealand Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Castus Wilks and wife, Jessie E.Wilks, by deed from J.H.George, of record in Book 1757 page 584, Register's Office for Davidson County, Tennessee.

Grantor reserves a life estate in the above described land.

This is unimproved ( ) improved (X) property, known as 1618 (House Number) 23rd Ave.North (Street) Nashville, Tenn. 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 L.B.Payne *his heirs and assigns, forever.*

And I *do covenant with the said* L.B.Payne *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.*

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

Witness my *hand this* 31st *day of* March, *19* 67, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Castus Wilks

[redacted]

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, J.J.Lutin, a Notary Public in and for said County and State, Castus Wilks an unmarried man

the within named 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 31 day of March, 19 67.

Commission expires 7-19-67

J.J. Lutin
Notary Public

J. J. LUTIN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

STATE TAX $ 2.25
PROBATE $ .50
TOTAL $ 2.75

APR 3 1967

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

FILED APR 3 1967

WARRANTY DEED

FROM Castus Wilks

TO L.B.Payne

66154

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 3 10 23 AM '67

NOTE BOOK 116 PAGE 164
RECORDING FEE $ 2.00
DEP. REG. 25

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE