WARRANTY DEED

BOOK 4123 PAGE 34

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
US Courthouse Credit Union (NAME:)	SAME (NAME:)	W7-2685
125 8th Avenue, South (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and No/100 ---------- *DOLLARS*

cash in hand paid by US Courthouse Credit Union, a Tennessee Corporation and other good and valuable consideration, the receipt of all of which is hereby acknowledged; we, Margaret Warren Nisley, Joseph M. Warren, III, Lillian A. Warren, Yvonne A. Warren, Spencer A. Warren, and Mary Helen Warren

have bargained and sold, and by these presents do transfer and convey unto the said US Courthouse Credit Union, a Tennessee Corporation, its successors ~~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 part of Lots Nos. 21 and 29 on the Southfield Plan of Lots, of record in book "N", page 459, Register's Office for said County, described according to a survey made by Ralph W. C. Lambert, April 1, 1967, as follows: Beginning at an iron pin on the westerly margin of 8th Avenue South, formerly Spruce Street, at the southeast corner of the property conveyed to Davidson Properties, Inc. by deed from Mollie Johnson Warren, of record in book 1908, page 349, said Register's Office; thence with the southerly line of said property westwardly 167 feet to an iron pin in the easterly margin of an alley; thence with said alley southwardly 65 feet to an iron pin at the northwest corner of the property conveyed to Mary Napier Ganier by deed from W. E. Norvell, Jr., of record in book 2958, page 379, said Register's Office; thence with the northerly line of said property eastwardly 166.9 feet to an iron pin in the westerly margin of 8th Avenue South; thence with said Avenue northwardly 65 feet to the beginning.
Said property was devised to Henry Warren, Margaret Warren Nisley, Joseph M. Warren, III, and James B. Warren, by will of Joe M. Warren, Jr., deceased, of record in Will Book 59, page 195, County Court for said County, and Henry B. Warren devised his interest in premises to his widow Lillian A. Warren and three children Henry Bruce Warren, Jr., Yvonne A. Warren and Spencer A. Warren, by will of record in Will Book 73, page 184, said County Court, and the said Henry Bruce Warren, Jr. died intestate survived by Yvonne Alfson Warren and Spencer Alfson Warren as his only heirs-at-law, and James B. Warren devised his interest in said said property to Mary Helen Warren, by will of record in Will Book _____, page _____, Probate Court for said County.

This deed prepared by James R. Sasser, American Trust Building, Nashville, Tennessee.



unimproved (X)
This is improved (X) property, known as 125 Eighth Avenue South, Nashville, Tennessee
(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 US Courthouse Credit Union, a Tennessee Corporation, its successors ~~heirs~~ *and assigns, forever.*

And grantors *do covenant with the said* US Courthouse Credit Union, a Tennessee Corporation *that* they are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.* except taxes for 1967 which have been prorated and assumed by grantee.

And we, Margaret Warren Nisley, Joseph M. Warren III, Lillian A. Warren, Yvonne A. Warren, Spencer A. Warren, and Mary Helen Warren *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* US Courthouse Credit Union, a Tennessee Corporation, its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand*s *this* 17th *day of* April, *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.*

Margaret Warren Nisley
Joseph M. Warren, III.
Lillian A. Warren
Yvonne A. Warren
Spencer A Warren
Mary Helen Warren

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Dixie Greer, *a Notary Public in and for said County and State, the within named* Margaret Warren Nisley, Joseph M. Warren, III, Lillian A. Warren, Yvonne A. Warren, Spencer A. Warren, and Mary Helen Warren.

*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* 17th *day of* April, *19* 67.

Dixie Greer, *Notary Public.*

Commission Expires My Commission Expires October 29, 1969

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
Margaret Warren Nisley, et al

TO
US Courthouse Credit Union,
a Tennessee Corporation

68488

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

XXX

APR 19 3 33 PM '67

NOTED: BOOK 116 PAGE 270
RECORDING FEE $ 2.00
DEP. REG. M

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

STATE TAX $ 1.57
PROBATE 50
TOTAL $ 1.57

APR 19 1967

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