BOOK 4131 PAGE 18

Th&s instrument prepared by Howard F. Butler attorney at law 1406 Nashville Trust Bldg Nashville, Tennessee.

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frances Butler (NAME:)	Frances Butler (NAME:)	Map 104-10
403 Fairfax Ave (STREET ADDRESS OR ROUTE NUMBER)	403 Fairfax Ave (STREET ADDRESS)	Par. 134
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ------($10.00)---------- ---------Ten and No/100---------- *DOLLARS*

Cash in hand paid, the receipt of which is hereby acknowledged, love and affection and other good and valuable considerations, including the assumption of one-third each of a note secured by a deed of trust executed by Leonard F. Sanderson and wife, to Louis R. Linx, Trustee, of record in Book 2412, page 459, R.O.D.C. securing First Federal Savings and Loan Association the balance of approximately $2600.00,

I, Frances L. Butler

have bargained and sold, and by these presents do transfer and convey unto the said Irene Butler Clifton and Nell Butler Hume a one-third each in *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 Lot No. 114 on the Map of R. W. Grizzard's Subdivision of part of the Bosley Tract, not of record, described according to a loan survey prepared by R. Sanford, surveyor, May 12, 1955 as follows:

Beginning on the southerly margin of Jones or Fairfax avenue at the corner of lots numbers 113 and 114, being 75 feet easterly from the easterly margin of Marlboro Avenue, thence with the southerly margin of Jones Avenue easterly 60 feet to the corner of Lots numbers 114 and 115;; thence with the line between said two lots southerly 200 feet, more or less, to a point in the northerly line of lots 190, said point being 90 feet west of the westerly margin of Bow street, unopened; thence westerly along a broken line and along the northerly line of Lot No. 190 and 191, 80 feet to the deviding line between Lots numbers 113 and 114; thence with the line between said two lots northerly 200 feet to the point of beginning.

Being the same property conveyed to Frances L. Butler, unmarried, by deed from Carl J. Hughes and wife, Mary J. Hughes, of record in Book 2690, page 171, R.O.D.C. Tennessee.

unimproved ( )
This is improved ( ) property, known as 403 Fairfax Ave (House Number) (Street) Nashville, Tennessee 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 Irene Butler Cliften and Nell Butler Hume their *heirs and assigns, forever.*

And I *do covenant with the said* Irene Butler Clifton and Nell Butler Hume *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 stated above.

And I *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Irene Butler Clifton and Nell Butler Hume, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 10th *day of* May, *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.*

Frances L Butler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Madeline C. Brunner, a Notary Public in and for said County and State, the within named Frances L. Butler, unmarried

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 11th day of May, 19 67

Madeline C. Brunner, Notary Public.

Commission Expires My Commission Expires March 8, 1969. Madeline C. Brunner

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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 Frances L. Butler

TO Irene Butler Clifton and Nell Butler Hume

71572

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 12 2 04 PM '67

NOTED: BOOK 116 PAGE 410
RECORDING FEE $ 2.00
DEP. REG. 5

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 $ 81.50
PROBATE
TOTAL $ 81.50

MAY 12 1967 PAID MAY 12 1967

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