This instrument prepared by J.J.Lutin, Atty., 802-51st Ave.No.Nashville, Tenn.

WARRANTY DEED

BOOK 4137 PAGE 960

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Ann Webb (NAME:)	Mary Ann Webb (NAME:)	91-5
700 Ries Avenue (STREET ADDRESS OR ROUTE NUMBER)	700 Ries Avenue (STREET ADDRESS)	62
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Nine Thousand One Hundred Eight and 00/100 ($9108.08) *DOLLARS* of which sum Seven Hundred Fifty ($750.00) Dollars has been paid in cash by Mary Ann Webb, grantee herein, receipt of which is hereby acknowledged, and for the balance in the sum of Eighty-Three Hundred Fifty-Eight and 08/100 ($8358.08) Dollars the grantee hereby assumes and agrees to pay a loan secured by deed of trust of record in Book 2931, Page 397, Register's Office for Davidson County, Tennessee, we, Burt W. Choate and wife, Nadine Q. Choate, *have bargained and sold, and by these presents do transfer and convey unto the said* Mary Ann Webb her *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. 50 on the Map of Moss Wood Subdivision, as of record in Book 2663, Page 102, Register's Office for said County.

Said Lot No. 50 fronts 60 feet on the easterly side of Ries Avenue and runs back between parallel lines 147.5 feet to a dead line in the rear.

Being the same property conveyed to Burt W. Choate and wife, Nadine Q. Choate, by deed from George G. Baines and wife, Doris Ann Baines, of record in Book 3767, Page 67, R.O.D.C., Tennessee

This conveyance is made subject to all restrictive covenants, easements, and set-back lines that are applicable to the above described property.

unimproved ( ) This is improved (X) property, known as 700 Ries Avenue (House Number) (Street), Nashville, Tennessee, 37209 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 Mary Ann Webb her *heirs and assigns, forever.*

And we *do covenant with the said* Mary Ann Webb *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 as appears of record

And We, Burt W. Choate and wife, Nadine Q. Choate *do further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Mary Ann Webb her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 2nd *day of* June, *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.*

Burt W Choate

Nadine Q Choate

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Dianne H. McGowan, a Notary Public in and for said County and State, Burt W. Choate and wife, Nadine Q. Choate

the within named 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 2nd day of June, 19 67

Dianne H. McGowan Notary Public

Commission expires 3-24-71

STATE TAX $ 1362
PROBATE .50
TOTAL $ 1417

JUN 5 1967

R. E. WORRALL
COUNTY COURT CLERK
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.....

WARRANTY DEED
FROM
BURT W. CHOATE, ET UX
TO
MARY ANN WEBB

74245

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUN 5 3 02 PM '67
NOTED: BOOK 4116 PAGE 532
RECORDING FEE $ 2.00
DEP. REG. 33

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