... ATTORNEYS
...QUARE BUILDING
...E, TENNESSEE 37201

BOOK 4157 PAGE 536

EXH... ATTORNEY

WARRANTY DEED

| Address new owner(s) as follows: | Send tax bills to: | Map-Parcel Numbers |
|---|---|---|
| Mrs. Lela Bowdoin<br>c/o Mrs. Billie Hamlin<br>(Name) | Mrs. Lela Bowdoin<br>(Name) | 22 W-15075 |
| 2415 Garland Avenue<br>(Street Address or Route Number) | 2415 Garland Avenue<br>(Street Address) | |
| Nashville, Tennessee 37212<br>(City) (P. O. Zone) (State) | Nashville, Tennessee 37212<br>(City) (Zone) (State) | |

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS and other good and valuable consideration, receipt of all of which is hereby expressly acknowledged, the undersigned Joseph Kimbark Peterson, being the same person as J. Kimbark Peterson, by his duly authorized and acting Attorney-in-Fact, Merlin D. Peterson, Wynford Richards Peterson, and Merlin Dewey Peterson, the surviving sons and devisees under the Will of Rhoda Robinson Peterson, deceased, whose Last Will and Testament is of record in Will Book 63, page 188, Office of the County Court Clerk of Davidson County, Tennessee, have bargained and sold, and by these presents do transfer and convey unto Lela Bowdoin, a widow, for and during the term of her natural life, and at her death to her daughters, Mrs. Billie Hamlin, and Mary Lou Bowdoin, in equal shares, or to the survivor of them, if either of them be then deceased, and to their heirs and assigns, or the heirs and assigns of the survivor of them, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 4 of Shield's Subdivision of Lot 57 of Hayes Rokeby Subdivision, described as follows: Said Lot No. 4 fronts 55 feet on the westerly side of 18th Avenue, South, formerly Lamar Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Joseph Peterson and wife, Rhoda R. Peterson, by deed from Effie Irene Potter, of record in Book 917, page 221, said Register's Office, the said Joseph Peterson having since died, and being the same property devised by Will of Rhoda Robinson Peterson, deceased, to Joseph Kimbark Peterson, Wynford Richards Peterson, and Merlin Dewey Peterson, share and share alike, in decedent's Will of record in Will Book 63, page 188, Office of the County Court Clerk of Davidson County, Tennessee.

This is improved property known as No. 1615 18th Avenue, South in Nashville, Tennessee.

HIS INSTRUMENT PREPARED BY
OWELL AND FISHER, ATTORNEYS
01 COURT SQUARE BUILDING
ASHVILLE, TENNESSEE 37201
Y: Mitchell Howell
ATTORNEY

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said

equal shares, or to the survivor of them if either should predecease the said Lela Bowdoin, and to their heirs and assigns, or the heirs and assigns of the survivor forever.

And we do covenant with the said Lela Bowdoin, Mrs. Billie Hamlin, and Mary Lou Bowdoin that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, except for real property taxes for 1967, which have been prorated and assumed by Purchaser. And we, Joseph Kimbark Peterson, Wynford Richards Peterson and Merlin Dewey Peterson do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said Lela Bowdoin, Mrs. Billie Hamlin and Mary Lou Bowdoin, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 28th day of July, 1967.




JOSEPH KIMBARK PETERSON

BY: Merlin D. Peterson
MERLIN D. PETERSON, ATTORNEY-IN-FACT

Wynford Richards Peterson
WYNFORD RICHARDS PETERSON

Merlin Dewey Peterson
MERLIN DEWEY PETERSON

STATE OF ILLINOIS )
COUNTY OF DuPage )

Personally appeared before me, Mabel G. Hemmig, a Notary Public in and for said County and State, MERLIN D. PETERSON, to me personally known, who acknowledged that he is Attorney-In-Fact for J. KIMBARK PETERSON, the same person as JOSEPH KIMBARK PETERSON, and is duly authorized pursuant to said appointment as Attorney-In-Fact to execute the foregoing instrument, and that, being so authorized he executed the within instrument for the purposes therein contained as such Attorney-In-Fact.

WITNESS my hand and official seal at Clarendon Hills, Illinois, this 28 day of July, 1967.

Mabel G. Hemmig
NOTARY PUBLIC

My Commission expires: March 28, 1969

STATE OF ILLINOIS )

COUNTY OF DuPage )

Personally appeared before me, Mabel G. Fleming, a Notary Public in and for said County and State, MERLIN DEWEY PETERSON, 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 Clarendon Hills, Illinois, this 28 day of July, 1967.

Mabel G. Fleming
NOTARY PUBLIC

My Commission expires: March 28, 1969

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Personally appeared before me, [illegible], a Notary Public in and for said County and State, WYNFORD RICHARDS PETERSON, 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 21 day of [illegible], 1967.

[illegible]
NOTARY PUBLIC

My Commission expires: [illegible]

82158

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

STATE TAX $ 13.52
PROBATE .50
TOTAL $ 14.02