Prepared by Parksdale, Whaley,
Ieaver, Gilbert & Frank, Attorneys
Nashville Bank & Trust Company
Nashville, Tennessee

BOOK 4159 PAGE 714

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph A. Thomas, Et Ux (NAME:)	Joseph A. Thomas, Et Ux (NAME:)	16DA-12490
831 Kirkwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	831 Kirkwood Avenue (STREET ADDRESS)	Map 118-5
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par. 169

For and in Consideration of the sum of TEN AND NO/100 ---------- ($10.00) ---------- *DOLLARS* cash in hand paid by Joseph A. Thomas and wife, Alice W. Thomas, and other good and valuable considerations, receipt of which is hereby acknowledged, I, Malina Thompson Stanton

STATE TAX $ 22.50
PROBATE .50
TOTAL $ 23.00

AUG 8 1967

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

PAID AUG 8 1967

have bargained and sold, and by these presents do transfer and convey unto the said Joseph A. Thomas, and wife, Alice W. Thomas - their *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, lying in the 7th, formerly 10th, Civil District, being parts of Lots 30 and 31, on the Map of the Old Vaulx Farm, not of record, described as follows:

Beginning at a point in the south margin of Kirkwood Avenue, formerly Vaulx Lane, 2038 feet west of the west margin of Franklin Pike, at the northwest corner of the property conveyed to J. Owen Hendley and wife, by deed from J. Vaulx Crockett and wife, in Book 736, page 229, Register's Office; thence westerly along the southerly margin of Kirkwood Avenue, 110 feet to a point which is 580 feet east of the easterly margin of Craig Avenue; thence southerly 309 feet more or less to a point; thence easterly 110 feet to a point; thence northerly 309 feet more or less to the point of beginning.

Being the same property conveyed to Ethyl Baine by deed from Elizabeth Kerr Buchanan, of record in Book 2809, page 277, Register's Office for Davidson County, Tennessee, and devised by the said Ethyl Baine, who died on the 4th day of January, 1967, to Malina Thompson Stanton by will duly probated and of record in Will Book 87, page 297, County Court for Davidson County, Tennessee.

But the property herein conveyed is encumbered by a certain mortgage deed of trust executed by Ethyl Baine to Albert H. Thomas, Trustee, of record in Book 3812, page 547, Register's Office for Davidson County, Tennessee, securing a promissory note dated September 16, 1964, payable to the Third National Bank in Nashville, Tennessee, having a present principal balance due of $9477.52. The grantees, Joseph A. Thomas and wife, Alice W. Thomas, hereby expressly assume such indebtedness and covenant that they will forever hold grantor, Malina Thompson Stanton, harmless therefrom, directly or indirectly.

unimproved ( )
This is improved (X) property, known as ..... (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 Joseph A. Thomas and wife, Alice W. Thomas their *heirs and assigns, forever.*

And I *do covenant with the said* Joseph A. Thomas and wife, Alice W. Thomas *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 for real property taxes for the year 1967, which grantees hereby assume, and agree to pay, and by the mortgage deed of trust hereinabove set forth, all of which is likewise assumed by grantees.

And I, Malina Thompson Stanton *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Joseph A. Thomas and wife, Alice W. Thomas, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand* this 31st *day of* July, *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.*

Malina Thompson Stanton

Joseph A. Thomas

Alice W. Thomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John C. Jeffords, Jr., a Notary Public in and for said County and State, the within named Malina Thompson Stanton

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 31st day of July, 19 67.

John C. Jeffords, Jr., Notary Public.

Commission Expires June 3 1969

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John C. Jeffords, Jr., a Notary Public in and for said County and State, the within named Joseph A. Thomas and wife, Alice W. Thomas

the bargainors, 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 31st day of July, 19 67.

John C. Jeffords, Jr., Notary Public.

Commission Expires June 3 1969

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

G-197131 FROM

MALINA THOMPSON STANTON

TO

JOSEPH A. THOMAS ET UX

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX

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

AUG 8 11 51 AM '67

RECORDING FEE $ 1.00
DEP. REG.

NOTE: PAGE

83155

BOOK 4159 PAGE 717

Compliments of

GUARANTY TITLE

