This Instrument prepared by:
George P. Linebaugh, Jr.
200 Court Square Building
Nashville, Tennessee 37201

New owner Ava Talbert
address 502 Wilclay Dr.
Send tax bills to Ava Talbert
502 Wilclay Dr.

WARRANTY DEED

~~BOOK 4170 PAGE~~ 44

FOR AND IN CONSIDERATION of the sum of ONE and 00/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create an absolute fee simple title in Ava Ruth Talbert

Map 102-4
Par. 89
PW

We, Lilburn W. Talbert and wife, Ava Ruth Talbert

have bargained and sold, and by these presents do hereby transfer and convey unto George P. Linebaugh, Jr., Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Being Lot No. 746, on the Plan of Charlotte Park, Section 12, as of record in Book 2900, page 127 and 128, Register's Office for Davidson County, Tennessee.

Said Lot No. 746 fronts 83 feet on the northeasterly side of Wilclay Drive and extends back 129 feet on the northwesterly line and 142.6 feet on the southeasterly line to a dead line, which is a broken line, measuring 95.7 feet thereon.

Being the real property conveyed to Lilburn W. Talbert and wife, Ava Ruth Talbert by Deed from J. Douglas Wright and J. Douglas Wright, Jr. of record in Book 3535, page 583, Register's office of Davidson County, Tennessee

Said above described property is conveyed subject to any and all covenants and restrictions running with said land and being more specifically set forth in Book 2593, page 566; Book 2900, pages 127 & 128; Book 3160 page 586; Register's office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And we do covenant with the said George P. Linebaugh, Jr., Trustee, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And we, Lilburn W. Talbert and wife, Ava Ruth Talbert do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said George P. Linebaugh, Jr., Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said George P. Linebaugh, Jr., Trustee, for and in consideration of the sum of ONE and 00/100 ($1.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer and convey unto Ava Ruth Talbert

her heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances estate, title and interest thereto belonging, to the said Ava Ruth Talbert, her heirs and assigns, forever.

And I do covenant with the said Ava Ruth Talbert, that I am lawfully seized and possessed of said land and have a good right to convey it.

And I, George P. Linebaugh, Jr., Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to the said land only as to such title coming through or by me from the grantees herein, to the said Ava Ruth Talbert, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 6th day of September, 1967.

Lilburn W. Talbert

Ava Ruth Talbert

George P. Linebaugh, Jr.
Trustee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 4170 PAGE 45

Personally appeared before me, June Armstrong, a Notary Public in and for said County and State, the within named, Lilburn W. Talbert and Ava Ruth Talbert 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 4th day of September, 19 67

June Armstrong
Notary Public.

My commission expires: October 28, 1968

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, June Armstrong, a Notary Public in and for said County and State, the within named George P. Linebaugh, Jr., Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 4th day of September, 19 67

June Armstrong
Notary Public.

My commission expires: October 28, 1968

Deed

From: Lilburn W. Talbert and wife, Ava Ruth Talbert

to: George P. Linebaugh, Jr. Trustee.

AND

From: George P. Linebaugh, Jr. Trustee.

to: Ava Ruth Talbert

87821

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 12 1 21 PM '67

NOTE BOOK 117 PAGE

RECORDING FEE $ 3.00

DEP. REG. 1.50

Compliments of

Guaranty Title Company

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

PAID SEP 12 1967
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

STATE TAX $ 3.60
PROBATE
TOTAL $ 4.50

SEP 12 1967