BOOK 4184 PAGE 533

This Instrument prepared by John K.KyleAttorney at Law 802 51st.Ave.No.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mrs. Julia Mae Sexton (NAME:)	Mrs. Julia Mae Sexton (NAME:)	Map 91-11
4803 Illinois Ave. (STREET ADDRESS OR ROUTE NUMBER)	4803 Illinois Av. (STREET ADDRESS)	Par. 96
Nashville,Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville,Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars, cash in hand paid by Mrs.Julia Mae Sexton

hereinafter called the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, ~~We, XXXX~~ WE Mrs.Ann D.Hadwin and Lewis T.Hadwin hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the westerly 10 feet of Lot No.704 and all of Lot No.706 of Block No.103, Plan No.1, west Nashville, as of record in Book 57, pages 74 and 75, R.O.D.C.

Said part of Lot No.704 and all of Lot No.706 front together 35 feet on the southerly side of Illinois Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Ann D.Hadwin by Ruby V.Stockton Ferguson, by deed of record in Book 3466,Page 215,R.O.D.C.

This conveyance is made subject to an installment Deed of record in Book 3466,Page 215,R.O.D.C. the balance owing on which is $2,155,90 and which is payable at the rate of $ 48.03 ,per month as set out in said deed.Said balance is assumed by the grantee herein.

This is unimproved ( ) improved (X) property, known as 4803 Illinois Avenue (House Number) (Street) Nashville,Tennessee P. O. Address: (City or Town) (Postal Zone)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 28 day of August, 1967.

Ann D. Hadwin
Lewis T. Hadwin

STATE TAX $ 373
PROBATE
TOTAL $ 373.50

OCT 27 1967 PAID OCT 27 1967

STATE OF TENNESSEE
Davidson County

Personally appeared before me, JOHN K.KYLE R. E. WORRALL, a Notary Public in and for said County and State, the within named ANN D. HADWIN AND LEWIS T. HADWIN

DAVIDSON COUNTY, TENN.

the bargainor, 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 28th day of August, 1967.

Commission expires June 24, 1970

John K. Kyle
Notary Public

JOHN K. KYLE ★ NOTARY PUBLIC ★ DAVIDSON COUNTY

WARRANTY DEED

FROM Mrs. Ann D.Hadwin

TO Mrs.Julia Mae Sexton,a widow.

Attorneys TITLE COMPANY, INC. NASHVILLE, TENN.

94007

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

OCT 27 12 12 PM '67

NOTED: BOOK 117 PAGE 580
RECORDING FEE $ 3.00
DEP. REG.