TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:
Clarence Preston
(NAME)
1214 9th Avenue North
(STREET ADDRESS OR ROUTE NUMBER)
Nashville (CITY) (P. O. ZONE) Tenn. (STATE)

SEND TAX BILLS TO: same
(NAME)
(STREET ADDRESS)
(CITY) (ZONE) (STATE)

BOOK 4209 PAGE 527

MAP-PARCEL NUMBERS:
MAP 81-12
PAR. 191
B

For and in consideration of the sum of TEN DOLLARS ($10.00) DOLLARS
cash in hand paid by Clarence Preston and wife, Bertha Preston

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, James Sawyers and wife, Ruth Sawyers

hereinafter referred to as 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:

Land in Davidson County, Tennessee, being a part of the Scott 5-Acre Lot in North Nashville, shown on the Plan of D. T. McGavock's Addition, as of record in Book 21, page 41, Register's Office for said County, described as follows: BEGINNING at a point in the easterly margin of 12th Avenue North, at the northwest corner of the property of Arnstead Bowen, said point being 304 feet 8 inches more or less north of the north margin of Heiman Street; thence with the margin of 12th Avenue North, north 33° 42' 21" west 25 feet; thence leaving said Avenue, north 58° 12' 37" east 85.69 feet to the westerly margin of a controlled access right of way; thence with said right of way, south 0° 49' 19" west 29.66; thence leaving said right of way, south 58° 12' 37" west 68.87 feet to the beginning.

Being part of the property conveyed to James Sawyers, by deed from Jno. B. Cobb, County Court Clerk, as of record in Book 1535, page 409, said Register's Office.

This conveyance is made subject to all restrictions, easements, and agreements of record, and to all rights of ingress and egress affecting said property.

THIS INSTRUMENT PREPARED BY
A. A. Birch, Atty. at Law
Nashville, Tennessee

unimproved ( )
This is improved (X) property, known as 1514 (House Number) 12th Avenue North (Street) Nashville (P. O. Address: City or Town) Tenn. (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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The actual consideration for this transfer, or value of property (whichever is greater) is $ 1250.00

This Witness our hands this 2nd day of February 19 68

James Sawyers
Ruth Sawyers

Sworn to and subscribed before me
STATE OF TENNESSEE
DAVIDSON COUNTY Feb. 2 19 68
John H. Otey, Jr.

Personally appeared before me, John H. Otey, Sr., a Notary Public in and for said County and State, the within named James Sawyers and wife, Ruth Sawyers 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 2 day of February, 19 68

Commission expires September 3rd 1970 Notary Public John H. Otey, Jr.

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

TENNESSEE TITLE COMPANY

Warranty Deed

FROM
JAMES SAWYERS, et ux

To
CLARENCE PRESTON, et ux

REGISTER STAMP BELOW

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
1004

04785

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 5 3 03 PM '68
NOTED: BOOK 118 PAGE 220
RECORDING FEE $ 3.00
DEP. REG. R

STATE TAX $ 3.12
PROBATE .50
TOTAL $ 3.62

FEB 5 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.