WARRANTY DEED

BOOK 4225 PAGE 494

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marie J. King	First Federal	Map 105-7
(NAME)	(NAME)	
1609 MARTIN STREET	236 - 4th Ave., North,	Par. 325
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 2937, page 461, Register's Office for Davidson County, Tennessee.

We, A. V. Oakes and Jim B. Smith,

have this day bargained and sold, and do hereby transfer and convey unto the said Marie J. King her (~~xxxxx~~) *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 8 on the Map showing a division into 11 lots, of Lots Nos. 17, 18 and 19 on the Plan of John B. Williams' Addition, as of record in Book 161, page 70, Register's Office for said County, for C. B. Kelley and Company, said Kelley Subdivision not being of record and described according to a copy of a survey thereof made by W. A. Blanchard, Civil Engineer, August 19, 1946, as follows:

Said lot fronts 50 feet on the westerly side of Martin Street and runs back between parallel lines parallel to and 153 feet north of Southgate Avenue, 150 feet to a dead line.

Being the same property conveyed to A. V. Oakes and Jim B. Smith, by deed from Robert E. Stem and wife, Mignon M. Stem, of record in Book 4116, page 195, Register's Office for Davidson County, Tennessee.

The escrow account now on deposit with First Federal Savings & Loan Association is hereby transferred and conveyed to the purchasers. The insurance on said property is also transferred and conveyed to the purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 9,500.00

Subscribed and sworn to before me this the 5 day of April 68

Affiant: Marie J. King

My commission expires 5/10/70 (Affix Seal)

Notary Public: Julie T. Winnas

This is improved ( ) unimproved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Marie J. King, her (~~xxxxx~~), *heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as noted above. We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Marie J. King, her (~~xxxxxx~~) *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 5th *day of* April, 19 68 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

A. V. Oakes

Jim B. Smith

This Instrument Was Prepared By

Phillip Saindon (cp)

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 4225 PAGE 495

Personally appeared before me, Nellie T. Weimar, *a Notary Public in and for said County and State,* A. V. Oakes and Jim B. Smith

the within named bargainor S., 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* 5 *day of* April, *19*68.

Commission expires 5/10/70 Nellie T. Weimar *Notary Public*

NOTARY PUBLIC DAVIDSON COUNTY

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 .....

11874

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 8 9 02 AM '68
NOTE BOOK 118 PAGE 542
RECORDING FEE $ 3.00
DEP. REG. R

STATE TAX $ 24.70
PROBATE .50
TOTAL $ 25.20

APR 8 1968

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

OAKES-SMITH REALTORS

WARRANTY DEED

FROM

A. V. OAKES and JIM B. SMITH

TO

MARIE J. KING

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

PEDIGO & SAINDON