NEW OWNER: Lillian B Franklin
Mail 1624 Ordway Pl. Nash Tenn
SEND TAX BILLS SAME

BOOK 1227 PAGE 297

WARRANTY DEED MADISON TITLE COMPANY

For and in consideration of the sum of TEN and NO/100 - - - - - - - - - - - - - - - - **DOLLARS ($10.00 - -),**
and other good and valuable consideration, with ($750.00) thereof paid to us, and the remaining balance to be paid as per the Promissory Note Agreement, dated November 16, 1967, between Mrs. Lillian Bell Franklin, a widow, and Clyde R. and Pauline Lemley Drake.

Map, 83-16
Par. 136
Pcl

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ 8000.00. **Affiant** F. N. Franklin
Subscribed and sworn to before me this 15 **day of** April 1968

Deputy Register B Quarles

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

We, Clyde R. Drake and Pauline Lemley Drake, husband and wife,

hereinafter called the Grantor(s), has bargained and sold, and by these presents does transfer and convey unto Mrs. Lillian Bell Franklin

hereinafter called the Grantee, her heirs, successors and assigns, a certain tract or parcel of land in Nashville Davidson **County, State of Tennessee, described as follows:**

Being Lot No. 278 and the westerly 10' of Lot No. 279 on the Map of McEwen Place, as of record in book 332, page 133, Register's Office for said County, said property being located at 1624 Ordway Place, Nashville, Tennessee.
Said lot No. 278 and the westerly part of lot No. 279 front together 40' on the southerly side of Ordway Place, formerly Grove Ave., and run back 135.8 feet on the westerly line and 136 feet, more or less, on the easterly line, to an alley, measuring 40' thereon, and includes the House, Fixtures and all appurtenances related to the described premises and house.
Being the same property conveyed to Clyde R. Drake and wife, Pauline Lemley Drake, by deed from Katie Mai Crockett, of record in Book 1734, page 497, Register's Office, Davidson County, on the 29th of Aug. 1949.

This conveyance is made subject to restrictive covenants contained in Deed from Fpurth & First Bank and Trust Co. to W. F. Hardeman, Trustee, dated October 15, 1923 and of record in Book 626, page 398, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever, and to be responsible for the reasonable costs of such defense.
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.
In witness whereof, the Grantor has hereunto set his hand on this, the 16 **day of** November, **19** 67

Clyde R. Drake
Pauline Lemley Drake

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Jim H. Wachter, **a Notary Public in and for the State and County aforesaid, personally appeared the within named** Clyde R. Drake

the bargainor(s), with whom I am personally acquainted, and who acknowledged that he **executed the within instrument for the purposes therein contained.**

Witness my hand and official seal at Madison, **Tennessee, this, the** 16 **day of** November, **19** 67

Jim H. Wachter

My commission expires: 4-26-71 Jim H. Wachter **Notary Public**

BOOK 4227 PAGE 258

STATE OF Tennessee

COUNTY OF Davidson

Before me, Jim H. Wachter, a Notary Public in and for the State and County aforesaid, personally appeared the within named Pauline Lemley Drake, the bargainor(s), 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 Madison, Tennessee, this, the 16th day of November, 1967

Jim H. Wachter Notary Public

My commission expires: 4-26-67

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19 ___.

_____ Notary Public

My commission expires:

WARRANTY DEED

From

CLYDE R. DRAKE and WIFE

To

Mrs. [illegible]

12684

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 15 1 12 PM '68

NOTED. BOOK 118 PAGE 529
RECORDING FEE 1.50
DEP. REG. _____

Instrument Prepared by:
Jim H. Wachter, Attorney
MADISON TITLE COMPANY
330 S. 533 Gallatin Rd.
Madison, Tennessee

STATE TAX $ 20.80
PROBATE .50
TOTAL $ 21.30

APR 15 1968

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