BOOK 4220 PAGE 1

This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED
TTC 202729

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 83 6 Par. 305	Lola M. Overby	First Federal S & L Assn. 236 Fourth Avenue, North Nashville, Tennessee
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
23W-10260	1508 Eastland Avenue	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of FIFTEEN THOUSAND DOLLARS, cash in hand paid by Lola M. Overby, the Grantee herein,

H. C. AUSTIN and wife, LULA BELLE AUSTIN, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto LOLA M. OVERBY, unmarried,

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

Being part of Lot No. 3 on the Map showing Olivia W. Sharpe's Second Addition to Nashville, as of record in Book 421, page 176, described as follows:

Beginning on the southerly margin of Eastland Avenue at the northwest corner of the property conveyed to Aaron B. Brown, Sr., and wife, by deed from Carl Cunningham and wife, as of record in Book 1371, page 311; thence with said Eastland Avenue westwardly 93.5 feet more or less to the northeast corner of the property conveyed to P. B. Timmons and wife, by R. K. Patton and wife, as of record in Book 1199, page 337; thence with Timmons' easterly line, southwardly 199 feet more or less to the northerly margin of an alley; thence with said alley, eastwardly 93.5 feet more or less to said Aaron Brown's southwest corner; thence with said Brown's westerly line, northwardly 202.5 feet more or less to the beginning.

Being the same property conveyed to H. C. Austin and wife, Lula Belle Austin, by deed from Harry Allison Earhart, as of record in Book 3133, page 73.

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, except for 1968 Metro Taxes, which have been prorated and assumed by the Buyer.

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.

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 (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 18th day of April, 1968.

Lula Belle Austin
Lula Belle Austin

H. C. Austin
H. C. Austin

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, HELEN D. SCOTT, a Notary Public in and for the State and County aforesaid, personally appeared the within named H. C. Austin and wife, Lula Belle Austin, the 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, the 18th day of April, 1968.

Helen D. Scott
Notary Public

My commission expires: May 10, 1971

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

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

Witness my hand and official seal at _____

this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

WARRANTY DEED
REF: hcb

FROM
H. C. AUSTIN and wife

TO
LOLA M. OVERBY, unmarried

13361

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

STATE TAX $ 37.50
PROBATE .50
TOTAL $ 38.00

APR 19 2 49 PM '68

APR 19 1968

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RECORDING FEE $ 3.00

DEP. REG. 5

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

HEAU E. FOLK, JR., ATTY.
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $ 15,000.00, which amount is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Lola M. Overby
Affiant

Sworn to and subscribed before me this 18th day of April, 1968.

Heau E. Folk Jr.
Notary Public

My commission expires: July 26, 1970