This instrument prepared by
Wm. Higgins
4600 Charlotte

WARRANTY DEED

BOOK 4229 PAGE 230

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LOUIS B. FLEET etux	UNITED MORTGAGEE SERV. CORP.	Map 90-8
(NAME:)	(NAME:)	Par. 101
627 James Avenue	3200 Pacific Avenue	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37209	Virginia Beach, Virginia	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN THOUSAND AND NO/100 ($10,000.00) ----

----------*DOLLARS*

of which $1500.00 has been paid in cash by Louie B. Fleet and wife, Mary L. Fleet, the receipt of which is hereby acknowledged, and for the remainder said Louie B. Fleet and wife, Mary L. Fleet assume and agree to pay the unpaid balance due under a note secured by , executed by Leslie C. Sewell and wife, Erma C. Sewell to recorded in Book page , register's office for Davidson County, Tennessee

I, Erma C. Sewell *have bargained and sold, and by these presents do transfer and convey unto the said* LOUIE B. FLEET and wife, MARY L. FLEET, 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 Lot No. 17 on the Map of the Subdivision of certain lots in West Nashville Annex, as of record in Book 332, page 24, Register's Office for said County.

SAID Lot No. 17 fronts 50 feet on the northwesterly side of James Avenue and runs back between lines 225 feet, more or less, on the northeasterly side and 224 feet, more or less on the southwesterly side to a dead line on which it measures 50 feet.

Being the same property conveyed to Leslie Clinton Sewell, Jr., et ux Erma C. Sewell by Deed from Elmer C. Allen and wife, Ethel C. Allen, recorded in book 3855, page 403, Register's Office for Davidson County, Tennessee, the said Leslie Clinton Sewell, Jr., having since died.

unimproved ( )
This is improved (X) property, known as 627 James Avenue (House Number) (Street) Nashville P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Louie B. Fleet etux, Mary L. Fleet, their

heirs and assigns, forever.

And I *do covenant with the said* Louie B. Fleet and wife, Mary L. Fleet *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, Erma C. Sewell

do further covenant and bind myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Louie B. Fleet etux Mary L. Fleet, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 10 *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.*

x Erma C. Sewell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $10,000.00

Erma C. Sewell
Affiant

Subscribed and sworn to before me, this the 10 day of April 19 68

Dorothy H. Stutts
Notary Public

My Commission Expires: 2-2-

(Affix Seal)

SOUTH CAROLINA

BOOK 4229 PAGE 231

STATE OF ~~TENNESSEE~~ }
COUNTY OF ~~DAVIDSON~~ }

Personally appeared before me, Dorothy H. Fleet, *a Notary Public in and for said County and State,* Erma C. Sewell (Chas. S.C.)

the within named bargainor....., 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 ~~Nashville, Davidson County~~ Chas. S.C. *this* 10 *day of* April, *19* 68.

Dorothy H. Fleet *Notary Public*

Commission expires Ind.

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.....

13526

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 22 2 39 PM '68
NOTE BOOK 118 PAGE 617
RECORDING FEE $ 3.00
DEP. REG. B

STATE TAX $ 26.00
PROBATE .50
TOTAL $ 26.50

APR 22 1968

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

WARRANTY DEED

FROM
Erma C Sewell
TO
Louie D.Fleet et ux

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE