THIS INSTRUMENT WAS PREPARED BY:
Thomas M. Grace
718 Oakwood Avenue
Nashville, Tennessee

WARRANTY DEED

BOOK 4229 PAGE 526

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas M. Grace		Map 72-5
(NAME:) 718 Oakwood Avenue	(NAME:) Same.	Par. 4
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	mc

For and in Consideration of the sum of ($10.00)
Ten and No/100---------- *DOLLARS*
Cash in hand paid by Thomas M. Grace and wife, Judith A. Grace, and other good and valuable considerations, the receipt of which is hereby acknowledged; and the assumption of and the agreement to pay one note in the principal balance of $5,627.99, as of record in Book 2914, Page 193, Register's Office for Davidson County, Tennessee. Said note being payable as specified therein, with the next installment falling due May 1, 1968.

I, Gladys A. Duren (a widow) *have bargained and sold, and by these presents do transfer and convey unto the said* Thomas M. Grace and wife, Judith A. Grace their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 10 and the southerly 30 feet of Lot No. 11 on the Map of Section One, Joywood Heights, as of record in Book 1130, page 91, Register's Office for said County.

Said lot and part of said lot adjoin and front together 90 feet on the easterly side of Oakwood Avenue and extends back between parallel lines 170 feet to a dead line in the rear.

Being the same property conveyed to H. J. Duren and wife, Gladys A. Duren, by deed of record in Book 2883, page 387, Register's Office for Davidson County, Tennessee. The said H. J. Duren having since died.

unimproved ( ) This is improved (X) property, known as 718 Oakwood 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 Thomas M. Grace and wife, Judith A. Grace their *heirs and assigns, forever.*

And I *do covenant with the said* Thomas M. Grace and wife, Judith A. Grace *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.* except as herein stated.

And I, Gladys A. Duren (a widow) *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Thomas M. Grace and wife, Judith A. Grace their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 10th *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 Gladys A. Duren (a widow)

BOOK 4229 PAGE 527

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mack H. Webb, *a Notary Public in and for said County and State,* Gladys A. Duren (a widow)

the within named bargainor....., 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 Nashville, *Tennessee this* 10th *day of* April, *19* 68

Mack H. Webb
Notary Public

Commission expires 11/12/68

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 contcined, 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.....

STATE TAX $ 19.76
PROBATE .50
TOTAL $ 20.26

APR 23 1968

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 7637.99

J. Thomas M. Grace
Affiant

Subscribed and sworn to before me, this the 10th day of April 1968

Notary Public
My commission expires: 11/12/68 Mack H. Webb
(affix Seal)

7637.99

WARRANTY DEED

FROM
GLADYS A. DUREN, (a widow)
TO
Thomas M. Grace, et ux

13665

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 23 12 05 PM '68
NOTED BOOK 118 PAGE 624
RECORDING FEE $ 3.00
DEP. REG. ---

Compliments of
H. C. WEBB & SON
Insurance & Real Estate
914 NORTH FIRST ST. PHONE 262-0713
NASHVILLE, TENN. 37207