BOOK 4245 PAGE 129

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $14,900.00

L. B. Falls
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF June, 1968.

Jo Anne Smith
Notary Public

MY COMMISSION EXPIRES: April 26, 1971
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

J. J. Foley, Jr., Attorney - 105 Stahlman Building - Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
L. B. Falls (NAME)	Murphree Mortgage Company (NAME)	Map 104-16
1703 Beechwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue, North (STREET ADDRESS)	Par. 273
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jennie P. James, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO L. B. Falls and wife, Frances B. Falls

HEREINAFTER CALLED THE GRANTEES, 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 the westerly part of Lot No. 234 on the Belmont Land Company's Plan of Lots, called "Belmont Heights", as of record in Book 421, page 34, Register's Office for said County, described as follows:

Beginning at a point on the southerly side of Beechwood Avenue, 40 feet west of the first alley west of and parallel with Oakland Street; thence with the southerly margin of said Beechwood Avenue, westwardly 47.2 feet to the corner of Lots Nos. 233 and 234; thence with the line between said two lots, southwardly 175 feet to an alley; thence with the northerly margin of said alley, eastwardly 42.5 feet, more or less, to a point 40 feet west of the first above mentioned alley; thence northwardly and parallel with the first above mentioned alley, 175 feet to the beginning.

Being the same property conveyed to Albert C. James and wife, Jennie P. James, by deed from New York Life Insurance Company of record in Book 1149, page 447, Register's Office for Davidson County, Tennessee. The said Albert C. James having since died.

This is improved (X) unimproved ( ) property, known as 1703 Beechwood Avenue (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 21st day of June, 19 68

Jennie P James

STATE OF TENNESSEE
Davidson County

BOOK 4245 PAGE 130

Personally appeared before me, Jo Ann Smith, a Notary Public in and for said County and State, the within named Jennie P. James, a widow

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 21st day of June 19 68

Commission expires April 26, 1971

Jo Ann Smith
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Jennie P. James, a widow

TO
L. B. Falls and wife,
Frances B. Falls

A 02500

IDENTIF. REFERENCE

JUN 21 2 43 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Burch & Baker
1203 Stahlman Bldg.
Nashville, Tenn.

JUN21 68	CONV	14,900.00			
JUN21 68	S TAX		A*	38.74	
JUN21 68	PRTEE		A*	.50	
JUN21 68	M DEED		A*	3.00	* 42.24