WARRANTY DEED

BOOK 4260 PAGE 957

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Henry Wilson Eden (NAME)	Henry Wilson Eden (NAME)	Parcel No.
1406 Eastland Avenue (STREET ADDRESS OR ROUTE NUMBER)	1406 Eastland Avenue (STREET ADDRESS)	W23-10220
Nashville, Tennessee 37206 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennesse 37206 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of $13,500.00 -
- - - - Thirteen Thousand Five Hundred and No/100 - - - - - - - - - - - Dollars,
of which $4,600.18 has been paid in cash by Henry Wilson Eden and wife, Bessie Frances Eden, the receipt of which is hereby acknowledged, and for the balance of $8,899.82 the said Henry Wilson Eden and wife, Bessie Frances Eden expressly assume and agree to pay a first mortgage, being in an original amount of $10,500.00 with the present balance after the July 1968 payment of $8,899.82, said indebtedness being a Vendor's Lien retained in the deed of record in Book 3537, page 275, Register's Office for Davidson County, Tennessee.

I, Albert F. Alessio, Sr., a Widower -
have this day bargained and sold, and do hereby transfer and convey unto the said
- - - - Henry Wilson Eden and wife, Bessie Frances Eden, their - - - - - - - - -
- (successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

Being part of Lot No. 8 on the Map of the Subdivision of the C. F. Ordway Home Place, as of record in Book 57, page 88, Register's Office for said County, described as follows: BEGINNING on the southerly margin of Eastland Avenue, formerly Vaughn Turnpike, 300 feet west of the westerly margin of 15th, formerly Bramlett Street, said point being the northwest corner of a part of said lot conveyed to J. F. Dean and wife, by deed from Geo. W. Shields, Jr., and wife, as of record in Book 541, page 210, Register's Office; thence with their west line, southwardly 170 feet to an alley; thence with the northerly margin of said alley, westwardly 50 feet to another alley; thence with the easterly margin of the last mentioned alley, northwardly 170 feet to Eastland Avenue; thence with the southerly margin of said Avenue, eastwardly 50 feet to the beginning.
Being the same property conveyed to Albert F. Alessio, Sr., and wife, Ethel G. Alessio, having since died, by deed from J. B. Crockarell and wife, as of record in Book 3537, page 275, said Register's Office.

No charge: This instrument prepared by M. N. Young & Co. 508 Nashville Bk & Tr Bldg. Nashville, Tennessee 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
The actual consideration or value whichever is greater, for this transfer is $ 13,500.00
Subscribed and sworn to before me, this the 15th day of August 1968
My commission expires: April 27, 1970 (Affix Seal)

Albert F. Alessio Sr — Affiant
Frankie Wilkes — Notary Public

This is improved (x) property, known as 1406 Eastland Avenue (House Number) (Street) Nashville, Tennessee P. O. Address: 37206 (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said
- - - - Henry Wilson Eden and wife, Bessie Frances Eden, their - - - - - - - - -
- (successors),
heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. I further covenant and bind Myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Henry Wilson Eden and wife, Bessie Frances Eden, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 15th day of August, 1968, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Albert F. Alessio Sr
Albert F. Alessio, Sr.

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Frankie Wilkes, *a Notary Public in and for said County and State,* Albert F. Alessio, Sr. a Widower

the within named bargainor....., 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 Nashville, Davidson County, Tennessee ~~Tennessee~~ *this* 15th *day of* August, *19* 68.

Frankie Wilkes *Notary Public*

Commission expires April 27, 1970

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 .....

AUG 16 68	CONV	13,500.00				
AUG 16 68	S'TAX		A*	35.10		
AUG 16 68	PR'FEE		A*	.50		
AUG 16 68	W'DEED		A*	3.00	*	38.60

WARRANTY DEED

FROM

ALBERT F. ALESSIO, SR. A Widower

TO

HENRY WILSON EDEN ET UX

A 09598

IDENTIF. REFERENCE

AUG 16 12 44 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

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