WARRANTY DEED

BOOK 4271 PAGE 468

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Herbert W. Bain		Map 94-5
(NAME)	(NAME)	Par. 75
913 - S. 13th Ct	Same	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	MA

FOR AND IN CONSIDERATION *of the sum of* **TEN AND NO/100 ($10.00)----------** *Dollars,* **and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay the indebtedness as evidenced by an instrument of record in Book 3195, page 277, Register's Office for Davidson County, Tennessee.**

I, John S. Evans, an unmarried man

have this day bargained and sold, and do hereby transfer and convey unto the said

Herbert W. Bain and wife, Altie Mai Bain

their ~~XXXXXXX~~ *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 85 on the Map of Shelby Heights Subdivision, Section I,, Revised, as of record in Book 2330, page 171, Register's Office for Davidson County, Tennessee.

Said Lot No. 85 fronts 58.04 feet on the southeast margin of South 13th Court and extends back 125.1 feet on the northeast line and 118.7 feet on the southwest line to a dead line measuring 56.5 feet thereon.

Being the same property conveyed to John S. Evans and wife, Maxie Evans by deed from George M. Sullens and wife, Margaret Christine Sullens of record in Book 3285, page 311, Register's Office for Davidson County, Tennessee; and being the same property conveyed to John Starling Evins by Divorce Decree of record in Book 4270, page 69, Register's Office for said County. John Starling Evins and John S. Evans is one and the same person.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 7750.00

Subscribed and sworn to before me, this the 20th day of September 1968.

Herbert W Bain
Affiant

My commission expires Jan 12, 1972
(Affix Seal)

Notary Public

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

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Herbert W. Bain and wife, Altie Mai Bain, their

~~XXXXXXX~~ *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,* except as noted above.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Herbert W. Bain and wife, Altie Mai Bain, their

~~XXXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

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

John S. Evans

This Instrument Was Prepared By

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible], *a Notary Public in and for said County and State,* **John S. Evans, an unmarried man**

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** *Tennessee this* [illegible] *day of* **September**, *19* **68**

Commission expires January 12, 1972 [illegible] *Notary Public*
at Large

STATE OF TENNESSEE
NOTARY PUBLIC
AT LARGE

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 .....

SEP 24 CONV *7,782.18
SEP 24 S'TAX A* 20.28
SEP 24 PR'FEE A* .50
SEP 24 W'DEED A* 3.00 * 23.78

WARRANTY DEED

FROM

JOHN S. EVANS, an unmarried man

TO

HERBERT W. BAIN, ET UX

A 14256

IDENTIF. REFERENCE

SEP 24 12 08 PM '68

FELIX Z. [illegible] 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

PEDIGO & SAINDON