THIS DEED PREPARED BY:
O. B. Hofstetter
301 Union Street
Nashville, Tennessee

BOOK 4272 PAGE 522

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
C. E. Francis et ux	Same	Map 92-9
(NAME)	(NAME)	Pcl. 356-
6704 Charlotte Road		357
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville 9, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Twelve Thousand and no/100 ($12,000.00) cash in hand paid by C. E. Francis and wife Fannie J. Francis, *Dollars,* the receipt of which is hereby acknowledged, Cecil Aline Binkley, a widow,

have this day bargained and sold, and do hereby transfer and convey unto the said C. E. Francis and wife Fannie J. Francis, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 33 and 34 on the Plan of the resubdivision of the Wilcox 25-acre tract, as of record in Book 421, page 42, Register's Office for said County.

Said Lot No. 33 fronts 50 feet on the northerly side of Charlotte Avenue, or Pike, and runs back 143 feet on the westerly line and 142 feet on the easterly line, to an alley, measuring 50 feet thereon.

Said Lot No. 34 fronts 50 feet on the northerly side of Charlotte Avenue, and runs back 143 feet on the easterly line and 144 feet on the westerly line, to an alley on which it measures 50 feet.

Being the same property conveyed to J. B. Binkley and wife, Cecil Aline Binkley, by deed from James S. Dixon and wife, as of record in Book 3075, page 309, as to Lot 33; and by deed from Bobbie L. Hurt, as of record in Book 1273, page 39, as to Lot 34; and the said J. B. Binkley having since died.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 12,000.00

Subscribed and sworn to before me, this the 25th day of September 19 68

Affiant

My commission expires: APRIL 20-191
(Affix Seal)

Notary Public

This is { unimproved ( ) / improved ( ) } property, known as ..... Nashville
(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 C. E. Francis and wife Fannie J. Francis *(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,* except by taxes for the year 1968.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand* this 25th *day of* September, 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.*

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, J. H. Watts Jr., *a Notary Public in and for said County and State* Mrs. Cecil Aline Binkley

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 *Tennessee. this* 25th *day of* September *, 19* 68

Commission expires APRIL 20-1970 J. H. Watts Jr. *Notary Public*

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.....

please mail to Mr. C. E. Francis
6122 Hickory Valley Road
Nashville, Tennessee 37205

WARRANTY DEED

FROM

Mrs. Cecil Aline Binkley

TO

C. E. Francis et ux

A 14598

IDENTIF. REFERENCE

SEP 26 10 47 AM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SEP 26 68	CONV	12,000.00		
SEP 26 68 S'TAX			A* 31.20	
SEP 26 68 PR'FEE			A* .50	
SEP 26 68	W'DEED		A* 3.00	*— 34.70

Compliments of

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