This instrument was prepared by Thomas W. Schlater,
Attorney, L & C Tower, Nashville, Tennessee

Send Tax Notice to:
James M. Newberry, et ux
Alyce F. Newberry
~~1920 19th Avenue, South~~
~~Nashville, Tennessee~~
P.O. Box 293
Memphis, Tenn.
38101

Map - Parcel Nos.
24W 2125
Map 104 12
Parcel 192

BOOK 4284 PAGE 939

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations, the receipt of which is hereby acknowledged, I, HORACE G. GARRETT, a widower, do convey unto JAMES M. NEWBERRY and wife, ALYCE F. NEWBERRY, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being the northerly 75 feet of Lot No. 46 on the Plan of Christopher and Kirkman's Belmont Park Addition to Nashville, as of record in Book No. 57, page 158, Register's Office for said County.
>
> Said Part of Lot No. 46 fronts 75 feet on the easterly side of 19th Avenue South, formerly Avondale Avenue, and runs back, between parallel lines, 159 feet to an alley.
>
> Being the same property conveyed to Horace G. Garrett, and wife, Nannie R. Garrett, by deed from E. W. Holt and wife, of record in Book 1101, page 502, Register's Office for Davidson County, Tennessee. The said Nannie R. Garrett having since died.

The parcel of real estate conveyed herein is improved and is shown on the tax records as 1920 19th Avenue, South.

TO HAVE AND TO HOLD the said tract or parcel of land, with the improvements and appurtenances, estate, title and interest thereto belonging to the said JAMES M. NEWBERRY and wife, ALYCE F. NEWBERRY, their heirs and assigns, forever.

I do covenant with the said JAMES M. NEWBERRY and wife, ALYCE F. NEWBERRY, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and that the same is unencumbered.

NOV-83	CONV	12,050.00				
NOV-83	S'TAX		B*	33.28		
NOV-83	PR'FEE		B*	.50		
NOV-83	W'DFED		B*	4.50	*	38.28

I, HORACE G. GARRETT, do further covenant and bind myself, my heirs, and representatives, to warrant and forever defend the title to the said land to the said JAMES M. NEWBERRY and wife, ALYCE F. NEWBERRY, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this 6th day of Nov, 1968.

Horace G. Garrett

Horace G. Garrett

STATE OF TENNESSEE)
:
COUNTY OF DAVIDSON)

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named HORACE G. GARRETT, the 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, this 6 day of Nov, 1968.

[illegible]
Notary Public

My commission expires: [illegible]

OATH

We hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $12,850.00~~, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.~~

James M. Newberry

Alyce F. Newberry

Subscribed and sworn to before me this 4th day of November, 1968.

Patricia Carol King
Notary Public

My commission expires: 8-1-72.

A 16964

IDENTIFICATION