This instrument prepared by:
L.A.Newman & Co., Inc.
21st Floor L&C Tower
Nashville, Tenn. 37219

BOOK 4302 PAGE 655

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Walter Thomas, etux	L.A.Newman & Co., Inc.	Map 81-10
(NAME)	(NAME)	
2522 Santi Avenue	21st Floor L&C Tower	Par. 106
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37208	Nashville, Tenn. 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of THIRTY ONE HUNDRED AND NO/100 ($3,100.00) *DOLLARS* cash in hand paid, the receipt of which is hereby acknowledged, we, Mrs. Frances Halpin, a widow, and children: Hester A. Jones Gray, Ben T. Jones, Catherine J. Patton, Jane Ann H. Berry, Madell Henry Halpin, David Nolen Halpin, Betty Jean Halpin

have bargained and sold, and by these presents do transfer and convey unto the said Walter Thomas and wife, Birdie Lee Clark Thomas, 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 Lot No. 21 in Cobb's Subdivision of Lot No. 6 of the Subdivision of Hardings Bosley Tract, the plan of which subdivision is of record in Book 161, page 155, of the Register's Office for said County.

Said Lot No. 21 fronts 50 feet on the northerly side of Rose, formerly Yarbrough Street, and extends back northerly between parallel lines 150 feet to an alley in the rear.

Being the same property devised to Mrs. Frances Halpin with life estate and remainder to her children, as devisees under the will of Mrs. Annie L. Campbell, of record in Will Book 56, Page 479, County Court Clerk's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2522 Santi Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Walter Thomas and wife, Birdie Lee Clark Thomas, their *heirs and assigns, forever.*

And we *do covenant with the said* Walter Thomas and wife, Birdie Lee Clark Thomas *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.* except for 1968 taxes which have been prorated and assumed by grantees.

And we, Mrs. Frances Halpin and children: Hester A. Jones Gray, Ben T. Jones, Catherine J. Patton, Jane Ann H. Berry, Madell Henry Halpin, David Nolen Halpin, and Betty Jean Halpin *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Walter Thomas and wife, Birdie Lee Clark Thomas, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 27th *day of* November, *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.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Catherine J. Patton
Affiant

Subscribed and sworn to before me, this the 27th day of January, 1969

Notary Public

My Commission Expires: April 24, 1972
(Affix Seal)

Mrs. Frances Halpin
Mrs. Frances Halpin

Hester A. Jones Gray
Hester A. Jones Gray

Ben T. Jones

Catherine J. Patton
Catherine J. Patton

Jane Ann H. Berry
Jane Ann H. Berry

Madell Henry Halpin
Madell Henry Halpin

David Nolen Halpin
David Nolen Halpin

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STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ~~DAVIDSON~~ DADE

Personally appeared before me, Ben T Jones *, a Notary Public in and for said County and State,* Ben T. Jones

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 Miami Florida
this 6 *day of* January *, 19* 69

Nathan Sandberg *Notary Public*

Commission expires.....

NOTARY PUBLIC, STATE of FLORIDA at LARGE
MY COMMISSION EXPIRES JUNE 3, 1969
BONDED THROUGH FRED W. DIESTELHORST

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Billy C. Donnell *, a Notary Public in and for said County and State,* Mrs. Frances Halpin, a widow, Hester A. Jones Gray, Jane Ann H. Berry, Madell Henry Halpin, David Nolen Halpin, and Betty Jean Halpin

the within named 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 17 *day of* January *, 19*69.

My Commission Expires April 26, 1972 Billy C. Donnell *Notary Public*

Commission expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 3100.00

David Nolen Halpin
Affiant

Subscribed and sworn to before me, this the 17 day of January, 1969

Billy C. Donnell
Notary Public

My Commission Expires: My Commission Expires April 26, 1972

(Affix Seal)

A 27300

IDENTIF. REFERENCE

JAN 17 3 47 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JAN 17	CONV	*3,100.00			
JAN 17 S'TAX			A*	8.06	
JAN 17 PR'FEE			A*	.50	
JAN 17	W'DEED		A*	3.00	* 11.56

COUNTY OF DADE
STATE OF FLORIDA } SS.

No. 66810 A

I, E. B. LEATHERMAN, Clerk of the Circuit Court of the Eleventh Judicial Circuit in and for the County of Dade, and State of Florida, the same being a Court of Record of the aforesaid County and State, having by law a seal, DO HEREBY CERTIFY that NATHAN SANDBERG by whom the foregoing acknowledgment or proof was taken, and whose name is subscribed thereto, was at the time of taking the same, a Notary Public residing in said County, duly commissioned and sworn and authorized by the laws of said State, to take the acknowledgment or proof of deeds and other instruments in writing to be recorded in said State, and to administer oaths or affirmations in said County; that I have compared the signature of such Notary Public with a specimen of h signature on file in my office, and verily believe that the signature to the foregoing original Certificate is genuine.

I FURTHER CERTIFY that I have compared the impression of the seal affixed thereto with a specimen impression thereof on file in my office, and I verily believe the impression of such seal upon the original Certificate to be genuine.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 6 day of JAN 1969 19

E. B. LEATHERMAN,
Clerk Circuit Court,

By J. J. NELSON Deputy Clerk.