BOOK 4311 PAGE 603

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $_____

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF February 1969.

_____
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Caesar E. Urrutia, Attorney, 601 Stahlman Building, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Esther Elizabeth Sain (NAME)	Same (NAME)	Map 104-5
126 Bowling Avenue (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Pc. 318
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Same (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, Joseph Dewey Sain

HEREINAFTER CALLED THE GRANTOR~~S~~, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Esther Elizabeth Sain

HEREINAFTER CALLED THE GRANTEE~~S~~, ~~THEIR~~ her HEIRS AND ASSIGNS, in and to A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 312 on the plan of Richland Realty Company's First Addition to Subdivision "B" as of record in Book 332, page 174, Register's Office for said County. Said lot fronts 50 feet on the easterly side of Bowling Avenue and runs back between parallel lines 200 feet to an alley.

Being the same property conveyed to Joseph Dewey Sain and wife, Esther Elizabeth Sain by deed from Charles L. Hendricks of record in Book 4311, page 601, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to easement for sewer and rights with reference thereto, as set out in deed of record in Book 431, page 108, Register's Office for said County.

This conveyance is for the purpose of the Grantor herein conveying all his right, title and interest in and to the hereinabove described property to the Grantee herein.

I [illegible] swear or affirm [illegible] actual consideration [illegible]

X 19 Feb. 69
Joseph Dewey Sain

unimproved ( )
This is improved ( ) property, known as _____
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 17th day of February, 1969

Joseph Dewey Sain

STATE OF TENNESSEE
Davidson County

Personally appeared before me, E. Wardwell Buckner, a Notary Public in and for said County and State, the within named Joseph Dewey Sain

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, Tennessee, this 17th day of February 1969

Commission expires August 11, 1971

E. Wardwell Buckner
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Joseph Dewey Sain

TO
Esther Elizabeth Sain

A 31065

IDENTIF. REFERENCE

FEB 19 10 42 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB 19 MTSC A* 3.00 * 3.00