This Instrument Was Prepared by
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED

TTC 208924

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 81-11 Par. 30	Capitol Realty Company	1821-Jefferson St
FIELD BOOK NUMBER(S) 2W-24448	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 2105 Buchanan St	LOAN OR ACCOUNT NO.
		PROPERTY IS ☐ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

GERTIE CORLEW, Trustee,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CAPITOL REALTY COMPANY, a Tennessee corporation,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being parts of Lots Nos. 274, 275 and 312 in J. M., T. J. and G. W. Harding's Plan of lots in North Nashville, as of record in Book 21, page 80, described as follows:

Beginning on the southerly margin of Buchanan Street, formerly Hydes Ferry Pike at a point 93 feet westerly from the westerly margin of 21st Avenue, North, formerly Estrella Street; thence with the southerly margin of Buchanan Street westerly 61 feet to a point 18 feet easterly from the corner of Lots 275 and 312; thence southerly 150 feet, more or less, to a point on the northerly margin of an alley 1½ feet westerly from the corner of Lots Nos. 275 and 312, being 173½ feet westerly from the westerly margin of 21st Avenue, North; thence easterly 56 feet; thence northerly 150 feet, more or less, to the beginning.

Being the same property devised to Gertie Corlew, as Trustee, with full power to convey, as devisee under the will of Rosa Lee Caperton, deceased, as of record in Will Book 73, page 60, County Court for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for 1969 Metro taxes, which have been prorated and assumed by the Buyer.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 21st day of March, 1969.

Gertie Corlew
Gertie Corlew, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4318 PAGE 990

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Gertie Corlew, Trustee,

the bargainor(s), 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 the 21st day of March, 1969.

My commission expires: July 26, 1970

Reau E. Folk Jr.
Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____,
this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF March, 1969

MY COMMISSION EXPIRES: 7-26-70 (AFFIX SEAL)

Notary Public

WARRANTY DEED
REF:hcb

FROM
Gertie Corlew Trustee

TO
Capitol Realty Company
a Tennessee corporation

A 34445

IDENTIF. REFERENCE

MAR 21 11 48 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

MAR 21 69 CONV *5,000.00
MAR 21 69 S'TAX A* 13.00
MAR 21 69 PR'FEE 1.50
MAR 21 69 W'DEED A* 3.00 * 16.50

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public