# WARRANTY DEED

BOOK 4322 PAGE 139

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James C. Pickett (NAME) | same as opposite (NAME) | Map. 91-7 |
| 1900 Graybar Lane, (STREET ADDRESS OR ROUTE NUMBER) | name and address (STREET ADDRESS) | Pc. 311 |
| Nashville, Tenn. 37215 (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*For and in Consideration of the sum of* Three Thousand Five Hundred ($3,500.00) *DOLLARS*

cash in hand paid the receipt of which is hereby acknowledged,

we, William C. Austin and wife, Geneva Austin,

*have bargained and sold, and by these presents do transfer and convey unto the said* James C. Pickett and wife, Lois T. Pickett, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being lots Nos. 1206 and 1208, of Block 179, Plan No. 1, West Nashville, of record in book 57, pages 74 and 75, Register's Office for said County.

Said lots Nos. 1206 and 1208, front together fifty(50) feet on the southerly side of Michigan Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to William C. Austin and wife, Geneva Austin, by deed from Everett Polk and wife, of record in book 3857, page 197, said Register's Office.

This deed was prepared by E.T.Hollins Jr., 903 Stahlman Bldg., Nashville, Tennessee, 37201

This is unimproved ( ) improved (X) property, known as Michigan Avenue (House Number) (Street), Nashville (P. O. Address:), Tennessee, 37209 (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* James C. Pickett and wife, Lois T. Pickett, their *heirs and assigns, forever.*

*And* we *do covenant with the said* James C. Pickett and wife, Lois T. Pickett *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 1969 Metropolitan taxes which have been pro-rated and are assumed by vendees.

*And* we, William C. Austin and wife, Geneva Austin *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* James C.Pickett and wife, Lois T. Pickett, their *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* our *hand* s *this* 27 *day of* May, *1969., the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William C. Austin

Geneva Austin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 3,500.00

Affiant

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

Notary Public

My Commission Expires: MY COMMISSION EXPIRES MAY 24, 1970

(Affix Seal)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* ....., *a Notary Public in and for said County and State,* William C. Austin and wife, Geneva Austin .....

*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* office in Nashville, ---------- *Tennessee, this* 27th *day of* March, *19*69.

Edward E. Cox *Notary Public*

*Commission expires* MY COMMISSION EXPIRES MAY 24 1970

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* .....

APR-1 69 CONV *3,500.00
APR-1 69 S'TAX B* 9.10
APR-1 69 PR'FEE B* .50
APR-1 69 W'DEED B* 3.00 * 12.60

WARRANTY DEED

FROM

William C. Austin, et ux

TO

James C. Pickett, et ux

1900 Guaranty Bldg.
Nashville, Tenn.

A 35716

IDENTIF. REFERENCE

APR 1 11 04 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE