WARRANTY DEED

BOOK 4323 PAGE 354

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. C. Pickett and wife, ~~Lois T. Pickett~~ (NAME)	Same (NAME)	12 W 93/0
1900 Graybar Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 91-12
Nashville, Tenn. 37215 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	par 100

For and in Consideration of the sum of --Three Thousand Two Hundred & no/100-- --($3,200.00)-- *DOLLARS* and other good and valuable consideration; the receipt of which is hereby acknowledged,

I, Marion Bennington Latta Cummings / *have bargained and sold, and by these presents do transfer and convey unto the said* J. C. Picket, et ux, 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:*

Land in Davidson County, Tennessee, being Lot No. 205 and the westerly 15.5 feet of Lot No. 203 of Block No. 30, Plan No. 1, West Nashville, as of record in Book 57, Pages 74 and 75, Register's Office for said county.

Said Lot No. 205 and part of Lot No. 203 front together 40.5 feet on the northerly side of Georgia Avenue, and run back between parallel lines ~~150~~ feet to an alley.

Being the same property conveyed to Marion Bennington Latta (now Cummings) by deed from Stalla Mai P'Pool and husband, of record in Book 1101, Page 30, said Register's Office.

This is improved (XX) unimproved property, known as 4302 Georgia Ave., Nashville, Tenn. 37209 (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 J. C. Pickett, et ux, Lois T. Pickett, their *heirs and assigns, forever.*

And I *do covenant with the said* J. C. Pickett, et ux, Lois T. Pickett, *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except for Notice of record in Book 4257, Page 955, RODC, and 1969 taxes.

And I, Marion Bennington Latta Cummings, *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* J. C. Pickett, et ux, Lois T. Pickett / their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 19th *day of* March, 1969, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Marion Bennington Latta Cummings

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $3,200.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

J. C. Pickett
Affiant

Subscribed and Sworn to before me this the 31 day of March 1969

L. L. Wright Jr

my com. expires Aug. 15, 1972

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Nancy C. Walker, a Notary Public in and for said County, and State, Marion Bennington Latta Cummings

the within named bargainor , 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 19th day of March, 1969.

Nancy C. Walker, Notary Public

Commission expires 7/20/71

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-4 69	CONV	*3,200.00				
APR-4 69	S'TAX		A*	8.32		
APR-4 69	PR'FEE		A*	.50		
APR-4 69	W'DEED		A*	3.00	*	11.82

WARRANTY DEED

FROM Marion Bennington Latta Cummings TO J. C. Pickett, et ux, Lois T. Pickett

1100 Kirkwood Drive, Nash. Tenn. 37215

A 36261

IDENTIF. REFERENCE

APR 4 11 35 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

This instrument prepared by Joseph G. Cummings, Attorney, 700 American Trust Building, Nashville, Tennessee