BOOK 4331 PAGE 408

PREPARED BY:
STELTENMEIER, WESTBROOK & HARVEY
2700 FRANKLIN ROAD
NASHVILLE, TENN. 37204
PHONE 291-3327

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chesnut Investment Co.	Same	10W-4870
(NAME)	(NAME)	
808 16th Ave., So.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn.		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100---------- ($10.00)- Dollars,

cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged.

We, Bruce E. Griffith, Jr. and wife, Mildred F. Griffith,

have this day bargained and sold, and do hereby transfer and convey unto the said Chesnut Investment Co., a partnership composed of Jerry D. Chesnut and Bob Montgomery

their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the northerly half of Lot No. 57 on the Plan of Sigler's Addition to Nashville, as of record in Plan Book 1, page 4, Chancery Court at Nashville.

Said part of Lot No. 57 fronts 43 feet on the easterly side of 16th Avenue, South, formerly Belmont Avenue, and runs back between parallel lines, 168 feet to an alley.

Being the same property conveyed to Bruce E. Griffith, Jr., and wife, Mildred F. Griffith, by deed from G. Cooper Holt and wife, Beulah B. Holt, of record in Book 2798, page 561, said Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 65,000.00

Subscribed and sworn to before me, this the 2 day of May 19 69

Affiant B L Montgomery

My commission expires: 11-2-69 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 808 16th Ave., So. (House Number) (Street) Nashville, Tenn. 37203 P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Chesnut Investment Co., a partnership

their (successors),

heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Chesnut Investment Co., a partnership

their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 2 day of May, 19 69, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Bruce E Griffith Jr

Mildred F Griffith

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Larry L. Westbrook, *a Notary Public in and for said County and State,* Bruce E. Griffith and wife, Mildred F. Griffith

*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* 2 *day of* May, *19*69.

Larry L. Westbrook, *Notary Public*

Commission expires November 2, 1969

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 .....

[redacted]

MAY-8	CONV	65,000.00			
MAY-8	S'TAX		B*	169.00	
MAY-8	PR'FEE		B*	.50	
MAY-8	W'DEED		B*	3.00	* 172.50

A 39836

IDENTIF. REFERENCE

MAY 8 11 02 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
Bruce E. Griffith, et ux

TO
Chesnut Investment Co.

Compliments of

Guaranty Title

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