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

BOOK 4313 PAGE 363

WARRANTY DEED

TTC-210690

REAU E. FOLK, JR. FORM

M.P.-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 105-14 Par. 207	Mr/Mrs John S. Irvin P.O. Box 816 Nashville, Tennessee 37202	Mr. John S. Irvin P.O. Box 816 Nashville, Tennessee 37202
FIELD BOOK NUMBER(S) A-0 W22-5710	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 807 Bradford Avenue	LOAN OR ACCOUNT NO. none 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,

LILLIAN D. JOHNSTON, a widow,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOHN S. IRVIN and wife, ELIAZBETH A. IRVIN,

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 Lot No. 14 on the Plan of the Nashville Trust Company's Resubdivision of Block F, of C. D. Elliott's Property, as of record in Book 843, page 97.

Said Lot No. 14 fronts 75 feet on the southerly side of Bradford Avenue and runs back 154.5 feet on the westerly line with the easterly margin of Bibbs or Elliott Avenue, and 153.7 feet on the easterly line, to a dead line in the rear on which it measures 75 feet thereon.

Being the same property conveyed to J. E. Johnston and wife, Lillian D. Johnston, by deed from J. M. Lowrance and wife, as of record in Book 879, page 333.

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 Buyers.

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 16th day of June, 19 69

Lillian D Johnston
Lillian D. Johnston

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4343 PAGE 364

Before me, REAU E. FOLK, JR., a Notary Public in and for the State and County aforesaid, personally appeared the within named Lillian D. Johnston, a widow 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 Nashville, Tennessee, this, the 16th day of June, 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 $ 17,500.00

John S. Irwin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF June 19 69

MY COMMISSION EXPIRES: 7-26-69 (AFFIX SEAL)

Reau E. Folk Jr.
Notary Public

WARRANTY DEED
REF: fab

FROM LILLIAN D. JOHNSTON, a widow

TO JOHN S. IRVIN, and wife

A 44928

IDENTIF. REFERENCE

JUN 19 11 12 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN 19	CONV	17,500.00			
JUN 19	S'TAX		A*	45.50	
JUN 19	PR'FEE		A*	.50	
JUN 19	MDEED		A*	3.00	* 49.00

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

File Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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