mail

This instrument prepared by Thomas E. Stewart, Atty.
4705 Gallatin Road, Nashville, Tennessee

WARRANTY DEED

BOOK 4346 PAGE 279

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert A. Stewart (NAME)	Nashville Mortgage & Realty Co. (NAME)	
2801 Eastland Avenue (STREET ADDRESS OR ROUTE NUMBER)	304 Second Avenue North (STREET ADDRESS)	Map 72-11
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par. 438

P.O.

FOR AND IN CONSIDERATION of the sum of TEN & No/100 ($10.00) Dollars, cash and other good and valuable considerations in hand paid by Robert A. Stewart and wife, Cornelia O. Stewart, the receipt of all of which is hereby acknowledged, and for the further consideration that said Robert A. Stewart and wife, Cornelia O. Stewart, assume and agree to pay the remaining balance of an indebtedness in the original sum of $12,000.00 as shown of record in Book 4076, page 92, Register's Office for Davidson County, Tennessee.

We, McGavock Tidwell and wife, Bonnie Tidwell

have this day bargained and sold, and do hereby transfer and convey unto the said Robert A. Stewart and wife, Cornelia O. Stewart, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 143 and the westerly 11 feet 6 inches of Lot No. 144 on the Pay of Riverside Drive Subdivision as of record in Book 974, pages 60 and 61, Register's Office for said County.

Said Lot and part of lot adjoin and front together 61 feet 6 inches on the northerly side of Marsden Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to McGavock Tidwell and wife, Bonnie Tidwell, by deed from Horace D. Phillips and wife, Nancy C. Phillips of record in Book 4251, page 625, Register's Office for Davidson County, Tennessee

This deed is subject to the restrictions, if any, in Book 974, pages 60 and 61, 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 $ 12,514.27

Subscribed and sworn to before me, this the 28th day of June 19 69

Affiant

My commission expires: May 15, 1973 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1701 (House Number) Marsden (Street) Avenue, Nashville (P. O. Address: City or Town), Tennessee

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Robert A. Stewart and wife, Cornelia O. Stewart, 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. except as hereinabove set forth, and taxes which are to be paid by Grantees

we further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Robert A. Stewart and wife, Cornelia O. Stewart their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 28th day of June, 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.

McGavock Tidwell

Bonnie Tidwell

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, The undersigned, *a Notary Public in and for said County and State,* McGavock Tidwell and wife, Bonnie Tidwell

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 28th *day of* June, *19* 69

Mrs. Hilman Barnard
Notary Public

Commission expires May 15, 1973

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.....

Neil Lee Grant

JUL-13	CONV	12,514.27			
JUL-13 STAX			C*	32.50	
JUL-13 RTFEE			C*	.50	
JUL-13	MDEED		C*	3.00	* 36.00

WARRANTY DEED

FROM
McGavock Tidwell et ux

TO
Robert A. Stewart et ux

A 4 6 1 2 4

IDENTIF. REFERENCE

JUL 1 9 07 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