DEED PREPARED BY J. K. WOODARD, ATTORNEY, MADISON, TENNESSEE

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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mrs. Rose Warner Briggs	same	Map. 61-11
(NAME:)	(NAME:)	
1111 McAlpine Avenue		Pc. 265
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of Ten and no/100 ($10.00) ---------- DOLLARS

cash in hand, paid receipt of which is hereby acknowledged and other good and valuable consideration

We, Frank E. Wade and wife, Mary E. Wade, hereinafter called the GRANTORS *have bargained and sold, and by these presents do transfer and convey unto the said* Rose Warner Briggs, a single person, hereinafter called the GRANTEE, her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

BEING part of the south part of Block "B" on the Map of Kennedy & Graves' Plan of Monte Vista, of record in Book 421, page 143, Register's Office for said County, and described as follows:

BEGINNING at a point in the northerly margin of McAlpine Avenue, at the southeast corner of the property conveyed to Geraldine Jackson by deed of record in Book 796, page 295, said Register's Office; said point being 226.2 feet west of the westerly line of Lot No. 1 of said Subdivision; thence, along the easterly line of the Jackson lot, northerly 155 feet to a point; thence, easterly 76.2 feet to the northwest corner of the property conveyed to W. L. York and wife, by deed of record in Book 1390, page 518, said Register's Office; thence, along York's west line, southerly 155 feet to the northerly margin of McAlpine Avenue; thence, with the margin of the same, westerly 76.2 feet to the point of beginning.

BEING the same property conveyed to Frank E. Wade and wife, Mary E. Wade, by deed from James H. King and wife, Grace C. King, as of record in Book 3533, page 316, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1111 McAlpine Avenue (House Number) (Street), Nashville (P. O. Address:), Tennessee (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 GRANTEE, her *heirs and assigns, forever.*

And we *do covenant with the said* GRANTEE *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 taxes which have been prorated and assumed by the Grantee.

And we, the GRANTORS, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* GRANTEE her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 21st *day of* August, *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.*

Frank E. Wade

Mary E. Wade

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Frank E. Wade and wife, Mary E. Wade

the within named bargainors, 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 Madison Tennessee, this 20th day of August, 1969.

James R McKinney Notary Public

Commission expires 2-21-73

AUG 21 68 CONV 20,000.00
AUG 21 68 STAX A* 52.00
AUG 21 68 PRFEE A* .50
AUG 21 68 W'DEED A* 3.00 * 55.50

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 ...

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is

$ 20,000.00

Affiant Rose Warner Briggs

Subscribed and sworn to before me this 20th day of August, 1969.

James R McKinney
Notary Public

WARRANTY DEED

FROM
Frank E. Wade et ux
TO
Rose Warner Briggs,
a single person

A 51544

IDENTIF. REFERENCE

AUG 21 2 22 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee