20.92

BOOK 4367 PAGE 353 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 6700.00

James A Carney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF August 1969

Betty Egnell
Notary Public

MY COMMISSION EXPIRES: 2/8/72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
James A. Carney, Atty., 731 Stahlman Bldg., Nashville, Tenn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Carl Allen, et ux (NAME)	same (NAME)	Map 92-13
222 37th Avenue North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 450
Nashville, Tenn. 37209 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Joseph E. Fitts and wife Mayme E. Fitts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph Carl Allen and wife Audrey Allen

HEREINAFTER CALLED THE GRANTEES, 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. 37 on the Map of the Subdivision of the Northwest part of West End Land Company's property, as of record in Book 421, page 152, Register's Office for said County.

Said Lot fronts 66 feet on the easterly side of Pilcher Avenue, now called 37th Avenue, North, and runs back between parallel lines, 330 feet to a dead line.

Being the same property conveyed to Joseph E Fitts and wife, Mayme E. Fitts, by installment deed of record in Book 4317, page 306, from Howard L. Watts.

Buyers assume and agree to pay the unpaid balance of approximately $5,2000.00 on a vender's lien note with interest at 6% per annum, secured by deed of record in Book 3852, page 594, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 222 37th Avenue North, Nashville, Tennessee 37209
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 27 day of August, 1969

Joseph E Fitts
Joseph E. Fitts

Mayme E Fitts
Mayme E. Fitts

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, James A. Carney, a Notary Public in and for said County and State, the within named Joseph E. Fitts and Mayme E. Fitts

the 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 27th day of August 1969

Commission expires 1-29-73

James A Carney
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM Joseph E. Fitts, et ux

TO Joseph Carl Allen, et ux

A 5 5 1 1 6

IDENTIF. REFERENCE

SEP 23 12 59 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

SEP 23 69	CONV	*6,700.00			
SEP 23 69 S'TAX			A*	17.42	
SEP 23 69 PR'FEE			A*	.50	
SEP 23 69	W'DEED		A*	3.00	* 20.92