WARRANTY DEED

BOOK 4384 PAGE 292

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
C. E. Francis	C. E. Francis	Map 103-8
(NAME:) 6122 Hickory Valley Rd.	(NAME:) same	par 65
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn.	(STREET ADDRESS) Nashville, Tenn.	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Five Thousand ($5,000.00) and no/100 - - - - - - - - *Dollars,* cash in hand paid by C. E. Francis and wife Fannie J. Francis, the receipt of which is hereby acknowledged.

I, Mollie Caplan

have this day bargained and sold, and do hereby transfer and convey unto the said C. E. Francis and wife Fannie J. Francis their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being lot No. 8 on the Map showing subdivision of lot No. 346 in the Richland Realty Company's Subdivision of West Lawn, as of record in book 547, page 21, Register's Office for said County.

Said lot No. 8 fronts 65 feet on the westerly side of 44th. Ave. No. and runs back between parallel lines 150 feet to the easterly line of lot No. 345.

Being the same property conveyed to Mollie Caplan by deed from James C. Williams and wife of record in book 2140, page 557, said Register's Office.

This instrument was prepared by James R. Wyatt, 100 38th. Ave. No. Nashville, Tenn.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 5,000.00

Subscribed and sworn to before me, this the 3RD day of November DEC. 1969

Affiant Mrs Mollie Caplan

My commission expires: APRIL 20-1970 (Affix Seal)

Notary Public A. H. Nuttall

This is improved {x} unimproved property, known as 44th. Ave. No. (House Number) (Street) Nashville, Tenn. P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said C. E. Francis and wife Fannie J. Francis their *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* I *further covenant and bind* myself my *heirs and representatives, to warrant and forever defend the title to said real estate to said* C. E. Francis and wife Fannie J. Francis their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 3RD *day of* ~~November~~ DECEMBER, 1969, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

~~Mrs.~~ Mrs Mollie Caplan

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, J H WATTS JR, *a Notary Public in and for said County and State,* Mollie Caplan

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee,*
this 3RD *day of* November DEC. *19* 69

Commission expires APRIL 20-1970. J H Watts *Notary Public*

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 .....

WARRANTY DEED

FROM
Mollie Caplan

TO
C. E. Francis, etux

A 6 2 5 3 1

IDENTIF. REFERENCE

DEC 4 11 25 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
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NASHVILLE, TENNESSEE