TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:

(NAME)

(STREET ADDRESS OR ROUTE NUMBER)

(CITY) (P. O. ZONE) (STATE)

SEND TAX BILLS TO: BOOK 4388 PAGE 375

First Federal S. & L. Assn.
(NAME)

Union at Fourth Avenue, North
(STREET ADDRESS)

Nashville, Tennessee 37219
(CITY) (ZONE) (STATE)

MAP-PARCEL NUMBERS:

MAP 135

PAR 98

52

For and in consideration of the sum of ---------- $10.00 ---------- Ten & 00/100 ---------- DOLLARS

cash in hand paid by Floyd S. Maxwell and wife, Dorothy J. Maxwell

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Ada St. John, unmarried,

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said 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 the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, being part of the Homestead and Dower Tract of Mrs. Theodosia Powers, as set apart to her in Minute Book 5, page 384, of the County Court for said County, and being part of tract No. 1 on the Map of the partition of the land involved in the cause of P. M. Matlock and wife, vs. Mrs. E. Sinnott, et al, Rule Nos. 48000 and 48003, Chancery Court, as shown of record in Plan Book 3, page 21, Chancery Court at Nashville, described as follows:

Beginning in the center of Murfreesboro Pike at the northwest corner of the property conveyed to Robert H. Crowell and wife, by deed from William W. Moore and wife, of record in Book 2907, page 247, Register's Office for said County: thence with said Crowell's western boundary line, south 35° 40' west 206 feet 1 inch; thence north 54° 20' west 100 feet; thence north 35° 40' east 207 feet 2 inches to the center of said Pike; thence with same, south 54° east 100 feet to the beginning.

Being property vested in Ada St. John, by deed from William W. Moore and wife, of record in Book 3308, page 327, and as surviving widow of R. M. St. John, deceased, said Register's Office.

unimproved ( )
This is improved (X) property, known as 1823 Old Murfreesboro Road, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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.

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.

Witness our hands this 23rd day of December, 1969

Ada St. John

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, ----------, a Notary Public in and for said County and State, the within named Ada St. John, unmarried

the bargainors, 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 23rd day of December, 1969

APR 23 1973

Commission expires ---------- Notary Public

TENNESSEE TITLE COMPANY

Warranty Deed

FROM

ADA ST. JOHN

To

FLOYD S. MAXWELL and wife,
DOROTHY J. MAXWELL

REGISTER STAMP BELOW

16,950.00

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

This instrument prepared by
STEPHENSON, LACKEY, HOLMAN & ARCHER
First Federal Building
Nashville, Tennessee 37219

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
1004

PLEASE MAIL TO - Mr. Floyd Maxwell, 1823 Old Murfreesboro Road
Nashville, Tenn. 37217

164416

IDENTIF. REFERENCE

DEC 24 10 23 AM '69

FELIX Z. NELSON II REGISTER
DAVIDSON COUNTY, TENN.

I hereby offer this instrument for record and co
swear or affirm that to the best of my knowledge
and belief the greater of the actual consideration
for or value of the property interest herein
transferred is $ 16,950.00

State of Tennessee)
County of Davidson) Affiant

Sworn to and subscribed before me this 23 day of
December, 1969.

My commission expires:
APR 23 1973

Notary Public, in and for
the aforesaid State and
County.

DEC24'69 CONV 16,950.00
DEC24'69 STAX A* 43.94
DEC24'69 PREE A* .50
DEC24'69 WDEED A* 3.00 * 47.44

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