BOOK 4390 PAGE 272

This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED

TTC-213708

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map. 91-7 Par. 65 pw	Mr/Mrs Edwin Rust Mr/Mrs Albert L. Mitchell	Albert L. Mitchell Box 220, Route 5 Nashville, Tennessee 37221
FIELD BOOK NUMBER(S) W12-19125	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 5205 Louisiana Avenue	LOAN OR ACCOUNT NO. none PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

WALKER GRIMES, JR., and wife, PEGGY BRIMM GRIMES

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto EDWIN RUST and wife, MILDRED RUST, a one-half undivided interest, and ALBERT L. MITCHELL and wife, MARIE MITCHELL, a one-half undivided interest hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lots Nos. 1110 and 1112 of Block 19, Plan No. 2, West Nashville, as of record in Book 57, page 172.

Said Lots Nos. 1110 and 1112 front 25 feet each on the southerly side of Louisiana Avenue, and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Walker Grimes, Jr., and wife, Peggy Brimm Grimes, by deed from W. M. Redding and wife, as of record in Book 3984, page 561.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for 1969 Taxes, which have been prorated and assumed by the Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 2nd day of January, 1970.

Walker Grimes, Jr.
Walker Grimes, Jr.

Peggy Brimm Grimes
Peggy Brimm Grimes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4390 PAGE 273

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named

Walker Grimes, Jr., and wife, Peggy Brimm Grimes

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, the 2nd day of January, 19 70.

My commission expires: July 26, 1970.

Reau E. Folk Jr
Notary Public

STATE OF _____ JAN-6 70 CONV *4,500.00
COUNTY OF _____ JAN-6 STAX A* 11.70
JAN-6 TRUSTEE A* .50

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF January 19 70

MY COMMISSION EXPIRES July 26, 1970. (AFFIX SEAL) Notary Public

WARRANTY DEED
REF:mas

FROM
WALKER GRIMES, JR., and wife

TO
EDWIN RUST and wife, et al

165335

IDENTIF. REFERENCE

JAN 8 11 41 AM '70

FELIX A. ZOLLICOFFER, REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public