TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Capital City Bank (NAME)	Capital City Bank (NAME)	Map 91-14
219 4th Avenue, North (STREET ADDRESS OR ROUTE NUMBER)	219 4th Avenue, North (STREET ADDRESS)	Par. 127
Nashville, Tennessee 37219 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	M. C.

For and in consideration of the sum of One and no/100---------- DOLLARS cash in hand paid by Capital City Bank, Nashville, Tennessee, and the assumption of the following note; An Installment Deed Note in the original amount of $42,000.00, dated April 23, 1962, signed Rose F. Ironson, and Alvin Ironson, payable in 300 monthly installments of $270.63, interest at 6% per annum, and on which 92 payments have been made as agreed to Stanley Walker of Nashville, Tennessee, hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,

I, Jack C. Massey, Agent,

BOOK 4390 PAGE 751

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 8th, formerly the 12th, Civil District of Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of the Charlotte Pike in the easterly line of Lot. no. 1 on the map of the subdivision of the John M. Branham Farm, as of record in book 547, page 14, Register's Office for said County; thence with the southerly margin of said pike, eastwardly 104 feet, thence southwardly 193 feet, thence westwardly 104 feet to the easterly line of Lot No. 1, thence with said line, northwardly 193 feet to the beginning.

Being the same real property conveyed to Stanley Walker by Deed from C. J. Cornellison, dated December 12, 1945, filed January 4, 1946, and recorded in book 1349, page 123, Register's Office for said county.

Also, being the same real property conveyed to Jack C. Massey, Agent, by Deed from Rose F. and Alvin Ironson, dated May 1, 1969, filed May 1, 1969, and recorded in book 4329, page 883, Registers Office for said county.

This instrument was prepared by J. M. McGrew, Vice President, Capital City Bank, 219 4th Avenue, North, Nashville, Tennessee.

This is unimproved ( ) improved (XX) property, known as 5711 (House Number) Charlotte Avenue (Street) Nashville, Tennessee (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 31st day of December, 19 69.

Jack C. Massey, Agent

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, J. M. McGrew, a Notary Public in and for said County and State, the within named Jack C. Massey, Agent, the bargainors, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of December, 19 69.

Commission expires 5-5-71 Notary Public

TENNESSEE TITLE COMPANY

Warranty Deed

FROM

To

REGISTER STAMP BELOW

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

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

1004

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ 60,000. Affiant Lady D Harris
Subscribed and sworn to before me this 9 day of Jan 1970

Deputy Register B Rumble

A 6 5 5 6 3

IDENTIF. REFERENCE

JAN 9 10 56 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JAN-9R	CONV	60,000.00			
JAN-9R	S'TAX		B*	156.00	
JAN-9R	PR'FEE		B*	.50	
JAN-9R	W'DEED		B*	3.00	* 159.50