This Instrument Prepared By:
W. D. Hawkins, Jr., Attorney At Law
Fisk University
Nashville, Tennessee 37203

# WARRANTY DEED

BOOK 4400 PAGE 58

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| James W. Hobson Et Ux | James W. Hobson Et Ux | Map. 105-9 |
| (NAME:) 918 Grove Avenue | (NAME:) 918 Grove Avenue | Par. 345 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee | (STREET ADDRESS) Nashville, Tennessee | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | PW |

*FOR AND IN CONSIDERATION of the sum of* Three Thousand Six Hundred Ninety-two ($3692.84) and 84/100 *Dollars,*

paid by James W. Hobson and wife, Gertrude Hobson, to me, the receipt of which is hereby acknowledged, I, Lillian L. Jones, unmarried,

*have this day bargained and sold, and do hereby transfer and convey unto the said* James W. Hobson and wife, Gertrude Hobson their ~~XXXXXX~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:* my undivided one-half(1/2) interest in the property herein described.

Land in Davidson County, Tennessee, being the easterly 50 feet of the southerly 120 feet of Lot No. 47 on the Plan of the Waverly Land Company's Lots, called "Waverly Place", of record in Book 57, page 94 and 95, Register's Office for said County.

Said part of lot fronts 50 feet on the northerly side of Grove Avenue and runs back between parallel lines with the westerly margin of Hillside Avenue 120 feet to a dead line.

Being the same property conveyed to William H. Finney and wife, Olga Marie Finney, by deed from R. R. Ogilvie and wife, of record in Book 586, page 261, said Register's Office.

And being also part of the same property conveyed to James Hobson and wife, Gertrude Hobson and Lillian L. Jones by deed from William H. Finney and wife, Olga Marie Finney, of record in Book 2928, page 421, RODC, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 3692.84

Subscribed and sworn to before me, this the 27 day of Feb 19 70

Affiant: Lillian L. Jones

My commission expires: 1/24/72 (Affix Seal)

Notary Public

This is improved ~~unimproved~~ (XX) property, known as 918 Grove Street (House Number) (Street) Nashville, Tennessee 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* James W. Hobson and wife, Gertrude Hobson, their ~~XXXXXX~~, *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,* except for taxes which the purchaser assumes. I *further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to said real estate to said* James W. Hobson and wife, Gertrude Hobson their ~~XXXXXX~~, *heirs and assigns, against the lawful claims of all persons.*

*Witness* hand this 27 *day of* Feb, 19 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Lillian L. Jones

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* W. D. Hawkins, Jr. *a Notary Public in and for said County and State,* Lillian L. Jones

*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* 2nd *day of* Feb., *19*70.

*Notary Public*

*Commission expires* 1/29/72

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* .....

| | | | | | | |
|---|---|---|---|---|---|---|
| FEB26PM | CONV | *3,692.84 | | | | |
| FEB26PM | S'TAX | | B* | 9.62 | | |
| FEB26PM | PB'FEE | | B* | .50 | | |
| FEB26PM | W'DEED | | B* | 3.00 | * | 13.12 |

WARRANTY DEED

FROM

LILLIAN L. JONES

TO

JAMES W. HOBSON ET UX

A 69619

IDENTIF. REFERENCE

FEB 26 12 49 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE