This instrument was prepared by Thomas W. Schlater, Attorney,
L & C Tower, Nashville, Tennessee, 37219

Send Tax Notice To:
James Monroe Kirkpatrick
Woodmont Terrace Apartments
Nashville, Tennessee

Map - Parcel Numbers
Map 104-15
Pac. 402
pw

WARRANTY DEED BOOK 4401 PAGE 402

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar and other valuable considerations, the receipt of which is hereby acknowledged, I, EMMA LENA KIRKPATRICK, surviving widow of E. L. KIRKPATRICK, do hereby transfer and convey to my children, EDWARD L. KIRKPATRICK, JR., JAMES MONROE KIRKPATRICK, HARVEY T. KIRKPATRICK and SARAH KIRKPATRICK FREDERICK, as joint tenants, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southerly part of Lot No. 52 on the plan of Belair, of record in Book 332, Page 6, Register's Office for said County, described as follows:

Beginning at the northwesterly corner of Woodlawn Avenue, formerly Belair Avenue, and Hillsboro Road; thence with the margin of Woodlawn Avenue north 87° west 174 feet to an alley; thence with the margin of said alley north 3° east 100 feet; thence easterly 229 feet more or less to the margin of Hillsboro Road; thence with the margin of the same south 331/2° west 114 feet more or less to the point of beginning.

Being the same property conveyed to E. L. Kirkpatrick and wife, Emma Lena Kirkpatrick, by deed from Harry S. Vaughn and wife, Florence S. Vaughn of record in Book 1132, Page 075, Register's Office for Davidson County, Tennessee.

The parcel of real estate conveyed herein is improved and is shown on the tax records as 2525 Twenty-first Avenue South, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the improvements and appurtenances, estate, title and interest thereto belonging to the said EDWARD L. KIRKPATRICK, JR., JAMES MONROE KIRKPATRICK, HARVEY T. KIRKPATRICK and SARAH KIRKPATRICK FREDERICK, as joint tenants, their heirs and assigns, forever.

I do hereby covenant with the said EDWARD L. KIRKPATRICK, JR., JAMES MONROE KIRKPATRICK, HARVEY T. KIRKPATRICK and SARAH KIRKPATRICK FREDERICK, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered.

I, EMMA LENA KIRKPATRICK, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to EDWARD L. KIRKPATRICK, JR., JAMES MONROE KIRKPATRICK, HARVEY T. KIRKPATRICK and SARAH KIRKPATRICK FREDERICK, as joint tenants, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 2nd day of March, 1970.

Emma Lena Kirkpatrick
EMMA LENA KIRKPATRICK

STATE OF TENNESSEE)
(
COUNTY OF DAVIDSON)

Personally appeared before me, J E Wells, a Notary Public in and for said County and State, the within named EMMA LENA KIRKPATRICK, the 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 March, 1970.

J Wells
Notary Public

My commission expires: 10/24/73

O A T H

BOOK 4401 PAGE 404

We hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $41,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

James Monroe Kirkpatrick
JAMES MONROE KIRKPATRICK

Subscribed and sworn to before me
this 2nd day of March, 1970.

Notary Public

My commission expires: 10/24/73

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IDENTIF. REFERENCE

MAR 4 2 36 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAR-4 70	CONV	41,500.00			
MAR-4 70 S'TAX			A*	107.90	
MAR-4 70 PR'FEE			A*	.50	
MAR-4 70	W'DEED		A*	4.50	* 112.90