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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~10,290.00~~ 10,662.59 B.E.W.

Boyce E Wilkins Sr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF April, 1970.

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

J. J. Foley, Jr., Attorney, 105 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Boyce E. Wilkins, Sr., etux (NAME)	GUARANTY MORTGAGE (NAME)	Map 81-6
2709 Jenkins Street (STREET ADDRESS OR ROUTE NUMBER)	311--7th Avenue North (STREET ADDRESS)	Par. 142
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	PW

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, William E. Cage and wife, Ruth H. Cage

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Boyce E. Wilkins, Sr., and wife, Marion L. Wilkins

HEREINAFTER CALLED THE 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 Davidson County, Tennessee, being Lot No. 11 on the Plan of Cumberland Gardens, as of record in Book 2900, pages 3 and 4, Register's Office for said County.

SAID Lot No. 11 fronts 52.3 feet on the southerly side of Jenkins Street and extends back 159.4 feet on the easterly line and 158.5 feet on the westerly line to a dead line, measuring 41.3 feet thereon.

BEING the same property conveyed to William E. Cage and wife, Ruth H. Cage, by deed from Oakmont Development Company, of record in Book 2930, page 107, Register's Office for Davidson County, Tennessee.

As a part of the consideration herein, the grantees have assumed and agreed to pay the remaining unpaid balance of a certain note secured by a deed of trust executed by the above grantors to Herschel Greer, Trustee, of record in Book 2978, page 51, Register's Office for Davidson County, Tennessee

This is unimproved ( ) improved (X) property, known as 2709 Jenkins Street (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 4th day of April, 1970

William E. Cage

Ruth H. Cage

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William C. Cage and wife, Ruth H. Cage

the bargainors, 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 4th day of April 19 70

Commission expires November 13, 1973

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

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

My commission expires _____

Notary Public

WARRANTY DEED

FROM

WILLIAM C. CAGE AND WIFE,

RUTH H. CAGE

TO

BOYCE E. WILKINS, SR., AND WIFE,

MARION L. WILKINS

A 7 3 4 6 4

IDENTIF. REFERENCE

APR 6 10 46 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR-6 70	CONV	10,062.59			
APR-6 70	S'TAX		A*	26.26	
APR-6 70	PR'FEE		A*	.50	
APR-6 70	W'DEED		A*	3.00	* 29.76