TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:
J. F. McClellan (NAME)
327 Charlotte Avenue (STREET ADDRESS OR ROUTE NUMBER)
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)

SEND TAX BILLS TO:
Same (NAME)
Same (STREET ADDRESS)
Same (CITY) (ZONE) (STATE)

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MAP-PARCEL NUMBERS:
W2-21780
Map, 81-11
Par. 537
Cal

For and in consideration of the sum of $1,800.00 DOLLARS
EIGHTEEN HUNDRED
cash in hand paid by J. F. McClellan

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,
I, Alberta Patton. a widow

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 Davidson County, Tennessee. being the southerly 31 feet of Lot No .183 on the Plan of McGavock, Wetmore and Others' Second Addition to Nashville, as of record in Book 21. page 41, Register's Office for said County.
Said part of Lot No 183 fronts 31 feet on the westerly side of 12th Avenue North. formerly Florence Street. and runs back between parallel lines 154 feet to an alley. Being the same property conveyed to Robert Patton and wife, Alberta Patton, by deed from J W. King and wife, as of record in Book 1513, page 201, said Register's Office, and the said Robert Patton having since died.

This instrument was prepared by, Attorney J. F. McClellan, 327 Charlotte Avenue, Nashville, Tennessee.

This is unimproved (X) improved ( ) property, known as 1631 12th Avenue North (House Number) (Street) P. O. Address: Nashville, Tennessee (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 15th day of April, 1970.

Mrs. Alberta Patton

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Edith R. Stuart, a Notary Public in and for said County and State, the within named

Alberta Patton

the bargainors, 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 15th day of April, 1970.

Commission expires 4/26/71

Edith R. Stuart
Notary Public

TENNESSEE TITLE COMPANY

Warranty Deed

FROM
Alberta Patton
TO
J. F. McClellan

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ [illegible]

Affiant

SWORN TO BEFORE ME, THIS THE 15th DAY OF April 1970

Notary Public

MY COMMISSION EXPIRES: 4/26/71

(AFFIX SEAL)

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A 74411

IDENTIF. REFERENCE

APR 15 10 35 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR 15 70	CONV	$1,800.00				
APR 15 70	S'TAX		A*	4.68		
APR 15 70	PR'FEE		A*	.50		
APR 15 70	W'DEED		A*	3.00	*	8.18