MAIL TO: JIM STEVENS RLTY. AUCTION
3937 GALLATIN RD. NASHVILLE, TENN.

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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marcelle C. Carter (NAME)	Same (NAME)	Map 71-12 Par. 8
812 Brooks Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tenn. 37115 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of NINE THOUSAND NINE HUNDRED AND NO/100 ($9,900.00) *DOLLARS* of which $2,122.30 has been paid in cash and for the balance the Grantees herein assume to pay an indebtedness secured by an instrument of record in Book 4372, page 973, Register's Office for Davidson County, Tennessee, which has a present balance of $7,777.70 if paid this date. Said indebtedness is payable at the rate of $230.00 per month for 35 months from October 6, 1969, and with the 36th installment in the amount of $2,324.15 being due October 6, 1972.

THIS INSTRUMENT WAS PREPARED BY PAUL T. K. PRENTISS, ATTORNEY, 301 STAHLMAN BUILDING, NASHVILLE, TENNESSEE

Fred Gregory and wife, Elsie Gregory, *have bargained and sold, and by these presents do transfer and convey unto the said* Marcelle C. Carter ~~and husband, C. Carter, and the survivor of them, and the heirs and assigns of the survivor of the grantees as survivorship estate, the~~ her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being the north 120 feet of Lot No. 1 of the S. A. Buchanan Resubdivision of Lots in Trinity Heights Addition, as of record in Book 547, page 166, Register's Office for said County, described as follows:

Beginning at a point at the southwest corner of Marshall Street and Lischey Avenue; thence south 8° west 120 feet to a point in the west margin of Lischey Avenue; thence west 165 feet more or less to the east margin of an alley; thence north 8° east 120 feet to a point in the south margin of Marshall Street; thence with the margin of the same, eastwardly 165 feet to the point of beginning.

Being the same property conveyed to Fred Gregory and wife, Elsie Gregory, by deed from Gordon Castleman and wife, Minnie F. Castleman, of record in Book 3222, page 321, Register's Office for Davidson County, Tennessee.

Included in this conveyance is the right to use for the purpose of ingress and egress a part of the Grantor's driveway which borders the south margin of the property described above. The use is limited to the east 50 feet of the driveway beginning at the west margin of Lischey Avenue and extending west approximately 50 feet to a large sugar maple tree.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 9900.00

Subscribed and sworn to before me, this the 8th day of April, 1970

Marcelle C. Carter
Affiant

My commission expires: My Commission Expires Nov. 20, 1972
(Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 1606 Lischey Ave.; Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Marcelle C. Carter ~~and Albert C. Carter and to the~~ ~~heirs and assigns of them,~~ her ~~their~~ *heirs and assigns, forever.*

And we *do covenant with the said* Marcelle C. Carter ~~and Albert C.~~ ~~Carter,~~ *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.* except as noted above.

And we, Fred Gregory and wife, Elsie Gregory,

do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Marcelle C. Carter ~~and Albert C. Carter,~~ ~~their~~ her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 5th *day of* April, *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.*

Fred Gregory

Elsie Gregory

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jim Stevens, *a Notary Public in and for said County and State, the within named* Fred Gregory and wife, Elsie Gregory,

*the bargainor*s, *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* 9th *day of* April, *19* 70.

Jim Stevens, *Notary Public.*

Commission Expires My Commission Expires Nov. 20, 1972

STATE OF .....
COUNTY OF .....

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

the bargainor....., *with whom I am personally acquainted, and who acknowledged that* ..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at ....., *this* ..... *day of* ....., *19*.....

....., *Notary Public.*

Commission Expires .....

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 .....

MAIL TO: JIM STEVENS RLTY. AUSTIN
2037 GALLATIN RD. NVS. VILE TENN.

WARRANTY DEED

FROM

FRED GREGORY, ET UX

TO

MARCELLE C. CARTER, ET AL

A 7 4 8 2 2

IDENTIF. REFERENCE

APR 17 3 42 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR 17 CONV
APR 17 S'TAX
APR 17 PRFEE
APR 17 W'DEED

*9,900.00

A* 25.74
A* .50
A* 6.00
* 32.24

Compliments of
GUARANTY TITLE
Office of
CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

PAUL T. K. PRENTISS

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