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

BOOK 4415 PAGE 392

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,200.00

A. W. Ashby Jr
Affiant

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

Notary Public

MY COMMISSION EXPIRES My Commission Expires Nov. 20, 1972
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Henry K. Buckner, Jr., Atty.; 3937 Gallatin Rd.; Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. T. Merryman (NAME)	Same (NAME)	Map 52-5
212 Dupont Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pcl. 2-3
Madison, Tenn. 37115 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Pal

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, A. W. Ashby, Jr. and wife, Mallie Fay Ashby

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. T. Merryman and wife, Eloise C. Merryman

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 the 11th. Civil District of Davidson County, Tennessee, being Lots 22 and 23, Block "D" on the Revised Plan of Power and Roth's Madison Park Subdivision, as of record in Book 843, Page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 50 feet on the westerly side of Gallavista Avenue and runs back between parallel lines 220 feet to a dead line.

Said Lot No. 23 frohts 50 feet on the westerly side of Gallavista Avenue and runs back between parallel lines 220 feet to a dead line.

Being the same property conveyed to A. W. Ashby and wife, Mallie Fay Ashby, by deed from Garrett T. Hood and wife, Marie G. Hood, of record in Book 3406, Page 543, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the herein named grantees assume and agree to pay the unpaid balance of a Deed of Trust of record in Book 2758, Page 363, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 828 & 830 Gallavista Ave. Madison, Tenn. 37115
(House Number) (Street) (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 their hands this 4th day of May, 19 70

x A. W. Ashby Jr

x Mallie Fay Ashby

STATE OF TENNESSEE
Davidson County
Humphrey

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Personally appeared before me, Edward C. Nix, a Notary Public in and for said County and State, the within named J. T. Ashby, Jr. and wife, Mallie Fay Ashby

the bargainor, 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 4 day of May 1970

Commission expires July 15th 1970 Edward C. Nix
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

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

WARRANTY DEED

FROM
A. W. Ashby, Jr. and wife
Mallie Fay Ashby

TO
J. T. Merryman and wife
Elsie C. Merryman

A 76484

IDENTIF. REFERENCE

MAY 5 1 23 PM '70
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY-5 70	CONV	12,200.00			
MAY-5 70	STAX		A*	31.72	
MAY-5 70	PBFEE		A*	.50	
MAY-5 70	WDEED		A*	3.00	* 35.22

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.