BOOK 4415 PAGE 914

Book 4415 PAGE 914

This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED

ATC G-156282

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
88-13-430 PW	Mr/Mrs Charles E. Evans	Mr. Charles E. Evans 213 Twin Hills Drive Madison, Tennessee 37115
FIELD BOOK NUMBER(S) 23W-3995	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 1601 Lillian Street	LOAN OR ACCOUNT NO.
		PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

JERALDINE DAVENPORT, TRUSTEE WITH FULL POWER

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CHARLES E. EVANS and wife, JO H. EVANS

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 308 on the Plan of Edgefield Land Company's Subdivision, as of record in Book 57, page 152.

Said Lot No. 308 fronts 50 feet on the northerly side of Lillian Street or Avenue, and runs back between parallel lines, with the easterly margin of 16th Street, 150 feet to an alley.

Being the same property conveyed to Jeraldine Davenport, as Trustee, for the use and benefit of William Dennis Davenport, Linda Gail Davenport and Beverly Jean Davenport, by deed from George Fariss and wife, Helen B. Fariss, as of record in Book 4381, page 481, and by Deed of Correction of record in Book 4413, page 644.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except for 1970 Taxes, which have been prorated and assumed by the Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 17th day of April, 1970.

Jeraldine Davenport Trustee

Jeraldine Davenport, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4415 PAGE 915

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named

Jeraldine Davenport, Trustee

the bargainor(s), 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 the 23rd day of April, 1970.

My commission expires: July 26,1970.

Reau E. Folk Jr
Notary Public

STATE OF
COUNTY OF

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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, the _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,900.00

Charles E. Evans
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF April 1970

MY COMMISSION EXPIRES: July 26,1970. (AFFIX SEAL)

Reau E. Folk Jr
Notary Public

WARRANTY DEED
REF:mas

FROM
JERALDINE DAVENPORT, TRUSTEE

TO
CHARLES E. EVANS AND WIFE

A 76733

IDENTIF. REFERENCE

MAY 7 12 05 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY-7-70	CONV	*4,900.00			
MAY-7-70	S'TAX		A*	12.74	
MAY-7-70	PR'FEE		A*	.50	
MAY-7-70	W'DEED		A*	3.00	* 16.24

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires:

_____
Notary Public