This instrument prepared by Frank P. Reynolds, Attorney at Law,
American Trust Bldg.
Nashville, Tennessee

WARRANTY DEED

BOOK 4416 PAGE 746

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Vivian Franklin	Same	6 DA 15292
(NAME)	(NAME)	
301 Valeria Ave.		Map 119-1
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37211		Par. 453
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	M.O.

FOR AND IN CONSIDERATION of the sum of

Seven Thousand, Ten ($7,010.10) and 10/100---------- *Dollars,* cash in hand paid to me by Vivian Franklin and other good and valuable consideration, the receipt of which is hereby acknowledged and further the purchaser assumes and agrees to pay a note secured in installment deed of record in Book 4303, page 117, Register's office for Davidson County, Tennessee. Balance of said note is $6,739.90 payable $90.05 per month at Fidelity Federal Savings & Loan under No. 10-91052-8

I, Clovis McMahan, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said

Vivian Franklin

her *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 37 in the Overhill City and W. H. Fox's Subdivision of Blocks 14, 15, 16, 20 and 21 and 29 in the Cumberland Nurseries, the plan of which subdivision is of record in Book 332, page 21, Register's office for said county.

Said Lot No. 37 fronts 67 feet on the southerly side of Valeria Street and runs back between parallel lines, with the westerly margin of Burbank Avenue, 150 feet to an alley in the rear.

Being the same property conveyed to Clovis McMahan, by deed from George Hunt and Paul W. Tice of record in Book 4303, page 117, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 13,750.00

Subscribed and sworn to before me, this the 12 day of May 19 70

Affiant Clovis McMahan

My commission expires: 8-8-71 (Affix Seal)

Notary Public

This is { unimproved ( ) improved ( ) } property, known as 301 Valeria St., Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Vivian Franklin

her *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except as shown.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Vivian Franklin

her *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand* ~~my~~ *this* 12th *day of* May, 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.*

Clovis McMahan

unmarried

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* Clovis McMahan *the within named bargainor....., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *, Tennessee this* 12 *day of* May *, 19* 70

Helen J. Mc... *Notary Public*

Commission expires 8-8-71

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 .....

MAY 12	CONV	13,750.00				
MAY 12	S'TAX		A*	35.62		
MAY 12	PR'FEE		A*	.50		
MAY 12	W'DEED		A*	3.00	*	39.12

WARRANTY DEED
FROM
CLOVIS McMAHAN
TO
VIVIAN FRANKLIN

A 7 7 1 4 5

IDENTIF. REFERENCE

MAY 12 10 04 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE