Buyer
Agnes P. Dunham
4107 Nebraska Ave
Nashville Tenn

Jay Bills
Deed

BOOK 1422 PAGE 319

WARRANTY DEED

Map 103-4
Par. 388
M.O.

For and in consideration of the sum of Seven thousand and five hundred ($7,500.00) dollars cash in hand heretofore paid on the purchase price of the property hereinafter described, which sum was paid on October 15, 1955; for and in consideration of interest due and payable on said sum which remains unpaid, and for the love and affection which I have for my daughter, Agnes P. Dunham, the receipt of all of which is hereby acknowledged, I, James H. Dunham, a widower, (my wife, Florence J. Dunham, having died on May 27, 1961) have bargained and sold, and by these presents do transfer and convey unto my daughter, Agnes P. Dunham, her heirs and assigns, a certain tract or parcel of land located at 4107 Nebraska Avenue, Nashville, Davidson County, State of Tennessee, more particularly described as follows:

Being the West Half of Lot No. 54 on the Map of West End Annex, of record in Book 332, page 61, Register's Office for said County.

Said part of said Lot No. 54 fronts 50 feet on the southerly side of Nebraska Avenue and runs back between parallel lines 157.9 feet to an alley.

Being the same property conveyed to Albert R. Watts and wife, Mabel Scat Watts, by deed from Exum B. Watts and wife, of record in Book 1097, page 170, said Register's Office.

Being the same property conveyed to James H. Dunham and wife, Florence J. Dunham, by deed from Albert R. Watts and wife, Mabel Scat Watts, of record in Book 2454, page 211, Register's Office of Davidson County, Tennessee.

RECORDER'S MEMO
Legibility of Writing, Typing or Printing In This Document Unsatisfactory When Received.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Agnes P. Dunham, her heirs and assigns forever.

And I do covenant with the Agnes P. Dunham that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it; and that the same is unencumbered with the exception of the sum above-mentioned due to the said Agnes P. Dunham, which sum was advanced on the purchase price of the said property.

I, James H. Dunham, do further covenant and bind myself, my heirs and representatives to warrant and ever defend the title to the land to the said Agnes P. Dunham, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 24th day of February, 1966.

James H. Dunham
JAMES H. DUNHAM

A79632

IDENTIFICATION REFERENCE

JUN 5 11 00 AM '70
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $7,500.00. Affiant J. M. Dunham
Subscribed and sworn to before me this 5th day of June 1970
Deputy Register W. W. Williams

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before, A. B. Gibson, a Notary Public in and for said County and State, the within named James H. Dunham, the 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 24 day of February, 1966.

A. B. Gibson
NOTARY PUBLIC

My commission expires _____ 68.

RECORDER'S MEMO
Legibility of Writing, Typing or Printing In This Document Unsatisfactory When Received.

This instrument was prepared by
Kenneth Harwell, 1033 Stahlman Building,
Nashville, Tennessee.

JUN-5	CONV	*7,500.00	A* 19.50	
JUN-5	S'TAX		A* .50	
JUN-5	PR'FEE		A* 3.00	* 23.00
JUN-5	W'DEED			