This instrument was prepared by Clyde P. Holland, Attorney; law firm of Warfield, Entrekin & Jones, 19th Floor, Third National Bank Bldg., Nashville, Tenn.

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Paul W. Axton, et ux (NAME)	First & Mid-South Mortgage Co. (NAME)	Map 117-4
1912 Wildwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	410 Union Street (STREET ADDRESS)	Pc 122 BOOK 4426 PAGE 264
Nashville, Tennessee (CITY) (P. O. ZONE) 37212 (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	PW

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------($10.00)---------- *Dollars,* cash in hand paid by Paul W. Axton and wife, Rose Marie Axton, and other good and valuable considerations, the receipt of all of which is hereby acknowledged

George A. Sapakoff and wife Jacqueline Sapakoff

have this day bargained and sold, and do hereby transfer and convey unto the said Paul W. Axton and wife Rose Marie Axton, their

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

Land in Davidson County, Tennessee, being Lot No. 4 of Block "A" on the Map of Belmont Terrace, Annex No. 3 as of record in Book 1130, page 24, Register's Office for said County.

Said Lot No. 4 fronts 90 feet on the northerly side of Wildwood Avenue and runs back between lines 135.1 feet on the westerly line and 148.7 feet on the easterly line to the south line of Rosewood Avenue on which it measures 90 feet.

Being the same property conveyed to George A. Sapakoff and wife, Jacqueline Sapakoff by deed from Eva Jo Allpress of record in book 4349, page 27, Register's Office for said County.

This conveyance is made subject to setback lines and easements as shown on plan of record in Book 1130, page 24, Register's Office for Davidson County, Tennessee and restrictions contained in an instrument of record in Book 1196, page 285, RODC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $14,000.00

Subscribed and sworn to before me, this the 19 day of June 1970

Affiant Paul W. Axton

My commission expires: 5-12-74 (Affix Seal)

Notary Public Clyde P. Holland

P. HOLLAND NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is { unimproved / improved } property, known as 1912 Wildwood Avenue, Nashville (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 Paul W. Axton and wife Rose Marie Axton, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Paul W. Axton and wife Rose Marie Axton, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 19th day of June, 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.*

George A. Sapakoff
GEORGE A. SAPAKOFF

Jacqueline Sapakoff
JACQUELINE SAPAKOFF

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* George A. Sapakoff and wife Jacqueline Sapakoff

the within named bargainors, 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 Nashville, Tennessee, *this* 19th *day of* June, *1970.*

Commission expires 5-12-74

Notary Public

CLYDE P. HOLLAND NOTARY PUBLIC DAVIDSON COUNTY TENN.

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 .....

File: Fred & Mid South Mtge Co

WARRANTY DEED

FROM

GEORGE A. SAPAKOFF et ux

TO

PAUL W. AXTON

and wife

ROSE MARIE AXTON

A 8 1 4 6 4

IDENTIF. REFERENCE

JUN 23 9 55 AH '70

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

JUN 23 70	CONV	14,500.00			
JUN 23 70	S'TAX		A*	37.70	
JUN 23 70	PR'FEE		A*	.50	
JUN 23 70	W'DEED		A*	3.00	* 41.20

Compliments of

Guaranty Title

Office of

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

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