This instrument prepared by Richard R. Hedgepath, Atty., 802-51st Ave.No. Nashville, Tenn.

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

CLIFTON M. VOEKEL

TO

NELL V. BURDEN, to her sole and separate estate

For draftsman's use

BOOK 4430 PAGE 133

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nell V. Burden (NAME)	Nell V. Burden (NAME)	Map 104-16
2405 Oakland Avenue (STREET ADDRESS OR ROUTE NUMBER)	2405 Oakland Avenue (STREET ADDRESS)	Par. 202
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

A 8 3 1 1 0

IDENTIF. REFERENCE

JUL 9 10 09 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 3,500 Richard R. Hedgepath
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF July 19 70.

B Rumble
Notary Public

MY ~~COMMISSION EXPIRES~~: Deputy Register
(~~AFFIX SEAL~~)

For and in Consideration of the sum of Thirty-Five Hundred and 00/100 ($3500.00) DOLLARS

cash in hand to me this day paid by Nell V. Burden, receipt of all of which is hereby acknowledged, I, Clifton M. Voekel,

have bargained and sold, and by these presents do transfer and convey unto the said Nell V. Burden, to her sole and separate estate, free from the marital claims of her present or any future husband she may have, all my right, title, & interest in and to her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the northerly half of Lot No. 167 on the Belmont Land Company's plan of Lots, called Belmont Heights, as of record in Book 421, Page 34, Register's Office for said county.

Said part of said lot fronts 50 feet on the westerly side of Oakland Street or Avenue and runs back between parallel lines, 175 feet to an alley.

Being the same property conveyed to Mary M. Voekel by deed from Betty B. Cassidy of record in Book 3894, Page 153, Register's Office for Davidson County, Tennessee. The said Mary M. Voekel having died October 2, 1969, leaving as her sole surviving heirs at law Clifton M. Voekel and Nell V. Burden.

JUL-9P	CONV	*3,500.00			
JUL-9P	S'TAX		A*	9.10	
JUL-9P	PR'FEE		A*	.50	
JUL-9P	W'DEED		A*	3.00	* 12.60

WD-2

This is ~~unimproved~~ (x) improved property, known as 2405 Oakland Avenue, Nashville, Tenn.
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Nell V. Burden, to her sole and separate estate, free from the marital claims of her present or any future husband ~~she may have, her~~ heirs and assigns, forever.

And I do covenant with the said Nell V. Burden that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except as appears of record.

And I, Clifton M. Voekel, do further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to the said land to the said Nell V. Burden her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 18th day of June 1970

Clifton M. Voekel

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Knox }

Personally appeared before me, William C Morrell, a Notary Public in and for said County and State, the within named Clifton M. Voekel

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 Knoxville Tennessee, this 18th day of June, 1970.

William C Morrell, Notary Public.

Commission expires 8-22-71

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 .....