BOOK 4434 PAGE 324

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
JACOBS H. DOYLE, ATTORNEY
428 STAHLMAN BUILDING
NASHVILLE, TENN. 37201

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	TAX PARCEL NUMBERS
Viola Jenkins	1st Fed. Sav. & Loan	
2810 Belmont Blvd (STREET ADDRESS OR ROUTE NUMBER)	4th & Church St. (STREET ADDRESS)	Map 117-4
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Greenville Tenn. (CITY) (ZONE) (STATE)	Par. 220

FOR AND IN CONSIDERATION of the sum of Eighteen Thousand Five Hundred----------
----------($18,500.00)---------- Dollars,
of which Ten Thousand Seven Hundred Seventy Two and 04/100 ($10,772.04) Dollars has been paid in cash, receipt of which is hereby acknowledged, and the unpaid balance of Seven Thousand Seven Hundred Twenty Seven and 96/100 ($7,727.96) Dollars, the conveyee assumes the unpaid balance on a mortgage recorded in Book 3788, Page 71, R. O. D. C., Tennessee.

Irene S. Philbin, an unmarried person

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

Viola Jenkins, an unmarried person, her

~~successors~~ *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 2 on the Map of Cloud V. Eckhardt's Subdivision of Lots 94 and 95, and parts of Lots 126 and 127, Victoria Place, as of record in Book 547, Page 16, Register's Office for said county.

Said Lot No. 2 fronts 60.3 feet on the easterly side of Belmont Boulevard, and extends back between parallel lines, 159 feet to an alley.

Being the same property conveyed to Irene S. Philbin, by deed from Ethel Reeves, of record in Book 3788, Page 70, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 18,500.00

Subscribed and sworn to before me, this the 27th day of July, 1970

Affiant

My commission expires: _____ (Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as 2810 Belmont Blvd., 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

Viola Jenkins, an unmarried person, 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.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Viola Jenkins, an unmarried person, her

~~successors~~ *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 28th *day of* July, 1970, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Irene S. Philbin

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Irene S. Philbin, an unmarried person

the within named bargainor....., 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* 23rd *day of* July, *19* 70

Mary H. Proctor
Notary Public

Commission expires March 11, 1973

MARY H. PROCTOR NOTARY PUBLIC DAVIDSON CO. 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 .....

JUL 27 70	CONV	18,500.00			
JUL 27 70	S'TAX		A*	48.10	
JUL 27 70	PR'FEE		A*	.50	
JUL 27 70	W'DEED		A*	3.00	* 51.60

A 8 4 9 7 1

IDENTIF. REFERENCE

JUL 27 3 20 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

WARRANTY DEED

FROM IRENE S. PHILBIN

TO VIOLA JENKINS

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