T. No. 207831

TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: BOOK 4434 PAGE 504	MAP-PARCEL NUMBERS
James H. Chandler, Jr. (NAME)	Same (NAME)	Map 92-9
2525 Shreeve Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	ptn 110
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Parcel 11W-10155

For and in consideration of the sum of ----------TEN AND NO/100---------- ----------($10.00)---------- DOLLARS

cash in hand paid by James H. Chandler, Jr.

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Emma Springs Rutledge

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot #29 in A. W. Wills Subdivision of part of the Barrow property, plan of which is recorded in Book 161, page 107, Register's Office for Davidson County, Tennessee.

Said lot fronts 100 feet on south side of Indiana Avenue, formerly Locust Street, and runs back between parallel lines 125 feet to an alley. **(Except for portion as of record in Book 4156 page 545 Register's Office for Davidson County, Tennessee.)**

Being the same property conveyed to Davis Pickett and wife by deed of record in Book 402, page 462, Register's Office for Davidson County, Tennessee.

The said Davis Pickett and wife, Mary (Hollie) Pickett both now deceased and leaving Emma Springs Rutledge as their only heir-at-law.

PREPARED BY:
STELTEMEIER, WESTBROOK & HARSEY
2700 FRANKLIN ROAD
NASHVILLE, TENN. 37204
PHONE 291-3327

Robert Wherry & William Handy are both now deceased defeating their life estates. Molly Clark & Rubin Jones are both now deceased leaving as their only next of kin their niece and heir at law, Emma Springs Rutledge. Georgia Cowan & Susie Riggs are both now deceased leaving as their only next of kin and heir at law the said Emma Springs Rutledge. The aforesaid information is verified by affidavits attached hereto and made a part hereof.

This is unimproved ( ) improved ( ) property, known as ..... Indiana Avenue, ... Nashville, Tennessee
(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 GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

***Except for back taxes which the grantee herein assumes and agrees to pay.**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 17 day of December, 19 68

Robert C. Hales

Emma Springs Rutledge

STATE OF ~~TENNESSEE~~ Ohio
~~DAVIDSON~~ COUNTY Cuyahoga

Personally appeared before me, Mae C. Hodge (Emma Springs Rutledge), a Notary Public in and for said County and State, the within named Emma Springs Rutledge, the 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 Cleveland, Ohio, Tennessee, this 17th day of Dec. 19 68

Commission Expires 5/24/73

Notary Public Mae C. Hodge
Mae C. Hodge

TENNESSEE TITLE COMPANY

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
1004

PUT COUNTY COURT CLERK'S STAMP HERE:

PUT REVENUE STAMPS HERE:

JAMES H. CHANDLER, JR.
REGISTER STAMP BELOW

Warranty Deed

FROM

EMMA SPRINGS RUTLEDGE

To

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1000%, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscrib ed and sworn to before me this _____, 1970.

Notary Pub lic

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $1000%. Affiant B. J. Jones.
Subscribed and sworn to before me this 28th day of July 1970
Deputy Register D. Williams

A 85050

IDENTIF. REFERENCE

JUL 28 12 21 PM '70
FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

JUL 28%	CONV	*1,000.00				
JUL 28%	S'TAX		A*	2.60		
JUL 28%	PR'FEE		A*	.50		
JUL 28%	W'DEED		A*	3.00	*	6.10