This instrument was prepared in the office of Barksdale, Whalley, Leaver Gilbert & Frank SEVENTH FLOOR Third National Bank Building Nashville, Tennessee 37219

BOOK 4434 PAGE 824

WARRANTY DEED

By Walter C. Gilbert

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP AND PARCEL NUMBER
Charles Harold James and wife, Pearl C. James	Same	
2111 Elliston Place (STREET ADDRESS OR ROUTE NUMBER)	(NAME)	92-15
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(STREET ADDRESS) (CITY) (ZONE) (STATE)	176

For and in Consideration of the sum of Ten ($10.00) and no/100 *DOLLARS*

cash in hand paid by Charles Harold James and wife, Pearl C. James, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, T. E. Hibbett, Jr., and wife, Elsie Hibbett,

have bargained and sold, and by these presents do transfer and convey unto the said Charles Harold James and wife, Pearl C. James, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Lot No. 6 in A. A. Mellier's Subdivision of Part of Lot No. 156 of the Boyd Home Tract, a plan of which Subdivision is of record in Book No. 57, page 127, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 50 feet on the southerly side of Church Street, formerly Richland Turnpike, and runs back 133.15 feet on the east line and 126.6 feet on the west line to an alley, and shows 50.25 feet on said alley, as indicated by said plan. The northeast corner of said lot on Church Street is located 280 feet westwardly from 21st Avenue, or Oak Street, and is the same lot conveyed to Mary C. Smith (mother of the grantor, now deceased), by deed of record in Book 409, page 426, Register's Office of Davidson County, Tennessee, the said Mary C. Smith having died intestate on February 9, 1915, leaving surviving her husband Hugh F. Smith, Sr., who died on January 26, 1935, and two children, to-wit, the grantor herein and Hugh F. Smith, Jr., who conveyed his one-half interest in and to said property to the grantor herein by deed of record in Book 1225, page 524, Register's Office for Davidson County, Tennessee, to all of which conveyances reference is here made.

Being the same property conveyed to T. E. Hibbett, Jr., by deed from Mary C. Smith, of record in Book 1729, Page 175, Register's Office, Davidson County, Tennessee.

NANCY EDWARDS NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 5000.00

Subscribed and sworn to before me, this the 29th day of July, 1970

Charles Harold James
Affiant

My commission expires: 11/21/71
(Affix Seal)

Nancy Edwards
Notary Public

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IDENTIF. T REFERENCE

JUL 29 12 04 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL 29	CONV	65,000.00			
JUL 29 S'TAX			A*	169.00	
JUL 29 PR'FEE			A*	.50	
JUL 29	W'DEED		A*	4.50	* 174.00

This is (unimproved ( ) improved (X)) property, known as 2111-2113 Elliston Place, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles Harold James and wife, Pearl C. James, their *heirs and assigns, forever.*

And we *do covenant with the said* Charles Harold James and wife, Pearl C. James *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.*

And we *do further covenant and bind* our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Charles Harold James and wife Pearl C. James, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 29th *day of* July, *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.*

Joe Hibbett Jr.

Edna Hibbett

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Nancy Edwards, a Notary Public in and for said County and State, the within named T. E. Hibbett and wife, Elsie Hibbett

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of July, 19 70

Nancy Edwards, Notary Public.

Commission Expires 1/21/71

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, 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 , this day of , 19

, Notary Public.

Commission Expires

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