Prepared by Leon Gilbert
3rd Nat'l Bank Bldg
Nashville, Tenn

# WARRANTY DEED

BOOK 4440 PAGE 534

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| FLORENCE B. KEY (NAME) | SAME (NAME) | 19W 14090 |
| 311 NEILL AVENUE, 37206 (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| NASHVILLE, TENNESSEE (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

FOR AND IN CONSIDERATION of the sum of SEVEN THOUSAND AND NO/100 ($7000.00) Dollars,

cash in hand paid by Florence B. Key to Leon Gilbert, receipt of which is hereby acknowledged, I, the said Leon Gilbert, an unmarried man,

have this day bargained and sold, and do hereby transfer and convey unto the said Florence B. Key, her

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

Being Lot No. 187 on the Plan of Neill S. Brown's Addition to East Nashville, as of record in Book 57, page 50, Register's Office for said County.

Said Lot No. 187 fronts 50 feet on the easterly side of Neill Avenue and runs back between parallel lines to an alley, 170 feet.

Being the same property conveyed to the undersigned Leon Gilbert by deed from Christine Laws, of record in Book 4260, page 944, Register's Office for Davidson County, Tennessee, to which reference is here made.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 7000.00

Subscribed and sworn to before me, this the 21st day of August, 1970.

Affiant Leon Gilbert

My commission expires: ~~(Affix Seal)~~ Notary Public W. C. Williams Dep. Register

This is improved ( ) unimproved (X) property, known as 311 Neill Avenue, 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 Florence B. Key, 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., except 1970 taxes, which are to be paid by Florence B. Key.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Florence B. Key, her

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

Witness my hand this twenty-first day of August, 1970, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Leon Gilbert

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Robert David Lanier, *a Notary Public in and for said County and State,* LEON GILBERT

*the within named 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* NASHVILLE, *Tennessee, this* 21st *day of* August, 1970. *19*

*Commission expires* January 29, 1973

Robert David Lanier
*Notary Public*

ROBERT DAVID LANIER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

*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* .....

| | | | | | |
|---|---|---|---|---|---|
| AUG 24 70 | CONV | *7,000.00 | | | |
| AUG 24 70 | S'TAX | | A* | 18.20 | |
| AUG 24 70 | PR'FEE | | A* | .50 | |
| AUG 24 70 | W'DEED | | A* | 3.00 | * 21.70 |

WARRANTY DEED

FROM

TO

A 87778

IDENTIF. REFERENCE

AUG 24 10 48 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

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