BOOK 4440 PAGE 629

MAIL TO: JIM STEVENS RLTY. CORPORATION
3937 GALLATIN RD. NASHVILLE, TENN.

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Carter W. Chance

TO

Ruby C. Grant

For draftsman's use

This instrument prepared by:

Henry K. Buckner, Jr.
3937 Gallatin Rd.
Nashville, Tenn. 37216

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ruby C. Grant (NAME)	Same (NAME)	Map 71-11
3234 Masonwood Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 115
Nashville, Tenn. 37207 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	12DA 4/18/60 PD

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

AUG 24 1 55 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

A87821

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 5,451.96 Ruby C. Grant
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF August 1970.

Notary Public

MY COMMISSION EXPIRES My Commission Expires Nov. 20, 1972

(AFFIX SEAL)

For and in Consideration of the sum of ONE AND NO/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and for the balance of which, the said Ruby C. Grant agrees to assume and pay the unpaid balance of A Vendor's Lien in the original amount of $6,750.00, payable at $65.87 per month, which includes principal and interest at the rate of 6% per annum. Vendor's Lien as of record in Book 4133, page 714, Register's Office for Davidson County. Unpaid balance being assumed after June, 1970 payment is $5,450.96.

I, Carter W. Chance have bargained and sold, and by these presents do transfer and convey unto the said Ruby C. Grant for her sole and separate use, free and clear of all interests and claims of any present or future husbands, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the westerly half of Lot No. 35 on the plan of Trinity Heights Addition as of record in Book 161, page 38, Register's Office, Davidson County, Tennessee.

Said part of said Lot No. 35 fronts 50 feet on the Northerly side of Marshall Street or Avenue, and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Carter W. Chance and wife, Katherine A. Chance by deed from Jim D. Stevens and Ben H. Watson and wife, Laura S. Watson of record in Book 4133, page 714, Register's Office for Davidson County, Tennessee. Said Katherine A. Chance having since died.

MAIL TO: JIM STEVENS RLTY. AUCTION
3937 GALLATIN RD. NASHVILLE, TENN.

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WD-2

This is unimproved ( ) improved (X) property, known as 321 Marshall St.; Nashville, Tennessee 37207
(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 Ruby C. Grant her heirs and assigns, forever.

And I do covenant with the said Ruby C. Grant 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 herein above mentioned.

And I, Carter W. Chance do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Ruby C. Grant her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 3rd day of August, 19 70

Carter W. Chance

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jim Stevens, a Notary Public in and for said County and State, the within named Carter W. Chance

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 Nashville Tennessee, this 3rd day of August, 19 70.

Jim Stevens, Notary Public.

Commission expires My Commission Expires Nov. 20, 1972

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, , a Notary Public of the State and County aforesaid, personally appeared

AUG 24 CONV *5,451.96
AUG 24 ST'TAX A* 14.30
AUG 24 PR'FEE A* .50
AUG 24 WDEED A* 3.00 * 17.80

with whom I am personally acquainted, and who, upon oath, acknowledged himself 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