This instrument prepared by Roy A. Miles, Attorney, Nashville Bank & Trust Bldg. Nashville, Tennessee

WARRANTY DEED

BOOK 4443 PAGE 338

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maude H. Gibbs (NAME)	Same (NAME)	Map 61-6
4309 Saunders Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pal- 40
Nashville 37216 Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Sixteen Thousand and No/100 ($16,000.00)

DOLLARS

cash in hand paid, the receipt of which is hereby acknowledged, we, Mrs. Florence Reynolds, Mrs. Mary Rolfes, Mrs. Anna Pribyl, Mrs. Elizabeth Dracy and Mrs. Rita Comi, the sole surviving heirs at law of Frank Comi

SEP-47	CONV	16,000.00			
SEP-47 S'TAX			A*	41.60	
SEP-47 PR'FEE			A*	.50	
SEP-47	W'DEED		A*	6.00	* 48.10

have bargained and sold, and by these presents do transfer and convey unto the said Maude H. Gibbs, her

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the northerly part of lot No. 145 on the plan of Gra-Mar Acres, Section 1, as of record in book 2133, page 27, Register's Office for said County, described as follows:

Beginning on the westerly margin of Saunders Avenue, at the corner of lots Nos. 145 and 146; thence with the line between said two lots, westwardly 118.9 feet to the southeast corner of lot No. 147; thence with the line between lots Nos. 145 and 147, southwestwardly 130 feet to a point 20 feet north east of the corner of lots Nos. 144 and 145; thence southeastwardly 187 feet, more or less, to the westerly margin of Saunders Avenue, being the corner of lots Nos. 144 and 145; thence with said Avenue, northeastwardly 142 feet to the beginning.

Being the same property conveyed to Frank Comi and wife, Eleanor Ruth Comi, by deed from James L. Allen, Sr. and wife, of record in book 2696, page 37, said Register's Office, and both grantees have since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 16,000.00

Subscribed and sworn to before me, this the 2nd day of Sept., 1970

Maude H. Gibbs
Affiant

My commission expires: May 6 1972 (Affix Seal)

Myers E. Brown
Notary Public

MYERS E. BROWN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved (X) property, known as 4309 Saunders Avenue, 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 Maude H. Gibbs, her *heirs and assigns, forever.*

And we *do covenant with the said* Maude H. Gibbs *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, Mrs. Florence Reynolds, Mrs. Mary Rolfes, Mrs. Anna Pribyl Mrs. Elizabeth Dracy and Mrs. Rita Comi *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Maude H. Gibbs, her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 20th *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.*

Florence Reynolds
Mary Rolfes
Anna Pribyl
Elizabeth Dracy
Rita Comi

Clarence B Burke
witness as to all

NOTARY PUBLIC

[redacted] [redacted]

STATE OF MARYLAND)
~~COUNTY OF~~ Baltimore City

Personally appeared before me, Clarence B. Burke, a Notary Public in and for said ~~County~~ City and State, the within named Florence Reynolds

the 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 Baltimore, Maryland, this 20th day of July, 1970.

Clarence B Burke
Notary Public
Clarence B. Burke

Commission Expires July 1, 1974

STATE OF MARYLAND)
~~COUNTY OF~~ Baltimore City

Personally appeared before me, Clarence B. Burke, a Notary Public in and for said ~~County~~ City and State, the within named Mary Rolfes

the 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 Baltimore, Maryland, this 20th day of July, 1970.

Clarence B Burke
Notary Public
Clarence B. Burke

Commission Expires July 1, 1974

STATE OF MARYLAND)
~~COUNTY OF~~ Baltimore City)

Personally appeared before me, Clarence B. Burke, a Notary Public in and for said ~~County~~ City and State, the within named Anna Pribyl

the 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 Baltimore Maryland, this 20th day of July, 1970.

Clarence B Burke
Notary Public
Clarence B. Burke

Commission Expires July 1, 1974

STATE OF MARYLAND)
COUNTY ~~OF~~ Baltimore City)

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Personally appeared before me, Clarence B. Burke, a Notary Public in and for said ~~County~~ City and State, the within named Elizabeth Dracy

the 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 Baltimore, Maryland, this 20th day of July, 1970.

Clarence B Burke
Notary Public Clarence B. Burke

Commission Expires July 1, 1974

STATE OF MARYLAND)
COUNTY ~~OF~~ Baltimore City)

Personally appeared before me, Clarence B. Burke, a Notary Public in and for said ~~County~~ City and State, the within named Rita Comi

the 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 Baltimore, Maryland, this 20th day of July, 1970.

Clarence B Burke
Notary Public
Clarence B. Burke
5401 Belair Road
Baltimore, Maryland 21206

Commission Expires July 1, 1974

A 89009

IDENTIF. REFERENCE

SEP 4 9 29 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.