WARRANTY DEED

BOOK 4443 PAGE 635

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Ophalan Jones (NAME)	Same (NAME)	Map 105-9 Pcl. 382
912 Acklen Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville (CITY) (P. O ZONE) Tenn. (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

Six Thousand Five Hundred and no/100 ($6,500.00)---------- *Dollars,*

Cash in hand paid by Ophalan Jones, the receipt of which is hereby acknowledged.

We, Sam M. Fleming and wife, Josephine Fleming

have this day bargained and sold, and do hereby transfer and convey unto the said Ophalan Jones, his ~~(successors)~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being the westerly half of the easterly half of Lot No. 31 in Waverly Land Company's Plan of Lots, as of record in Book 57, page 95, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 31 fronts 50 feet on the northerly side of Acklen Avenue, formerly Prospect Avenue, and extends back northwardly 225 feet to an alley, measuring 36 1/4 feet thereon.

Being the same property conveyed to Sam M. Fleming by deed from A. J. Goser and wife Evelyn D. Goser of record in Book 3133, Page 421, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 6,500.00

Subscribed and sworn to before me, this the 29th day of June 19 70

Affiant

My commission expires: May 10, 1972 (Affix Seal)

Notary Public

~~unimproved~~ ( )
This is improved ( ) property, known as 925 (House Number) Acklen Ave. (Street) Nashville, Tennessee 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 Ophalan Jones, his ~~(successors)~~, *heirs and assigns forever.* we *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

we, Sam M. Fleming and wife, Josephine Fleming *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Ophalan Jones, his ~~(successors)~~, *heirs and assigns, against the lawful claims of all persons.*

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

Sam M Fleming

Mrs. Josephine Fleming

D. F. Phillips, Vice Pres.
THE NATIONAL BANK OF NASHVILLE
[illegible] Fourth Avenue North
Nashville, Tenn. [illegible]

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ~~the undersigned~~ Mrs. John C. Bauer, *a Notary Public in and for said County and State,* Sam M. Fleming and wife, Josephine Fleming

*the within named 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* June, *19*70.

Mrs. John C. Bauer, Notary Public

Commission expires May 10, 1972

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 .....

WARRANTY DEED

FROM
wife,
Sam M. Fleming and/Josephine Fleming
TO
Ophalan Jones

A 8 9 1 4 7

IDENTIF. REFERENCE

SEP 4 4 10 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SEP-4 70	CONV	*6,500.00			
SEP-4 70	S'TAX		A*	16.90	
SEP-4 70	PR'FEE		A*	.50	
SEP-4 70	W'DEED		A*	3.00	* 20.40

Compliments of

Guaranty Title

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

Felix Z. Wilson Register
Attn R. E. Evans