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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7,500.00

Jimmy D. Byford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9TH DAY OF September, 19 70

H B Bivins
Notary Public

MY COMMISSION EXPIRES: 1-31-74

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William E. Higgins, Attorney 338 46th Ave. No. Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmy D. Byford, Et Ux (NAME)	S A M E (NAME)	Map. 81-7
541-Starliner Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 199
Nashville Tenn. 37209 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Pwl

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Martha W. Vester

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jimmy D. Byford and wife Janette E. Byford

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 18 on the plan of W. M. Butler's Subdivision of the 11-3/4 acres as of record in Book No. 57, page 98, Register's Office for Davidson County, Tennessee.

Said lot fronts 45 feet on the easterly side of 18th Avenue North, formerly Salem Street, and runs back between parallel lines with the northerly margin of an alley 145.6 feet to an alley in the rear.

Being the same property conveyed to Horace H. Vester and wife Martha W. Vester by deed from Herman Vester, unmarried and since deceased, as of record in Book 2195, page 115, said Register's Office, the said Horace H. Vester having since died.

This is ( ) unimproved (X) improved property, known as 1904 (House Number) 18th Avenue North (Street) Nashville (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 9TH day of September, 1970

Martha W. Vester

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, H. B. Duncan, a Notary Public in and for said County and State, the within named Martha W. Vester

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 Nashville, Tennessee, this 9TH day of September, 1970

Commission expires 1-21-71

H B Duncan
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM MARTHA W. VESTER

TO JIMMY D. BYFORD AND WIFE, JANETTE E. BYFORD

A 89652

IDENTIF. REFERENCE

SEP 11 10 21 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

SEP 11	CONV	*7,500.00			
SEP 11	S'TAX		A*	19.50	
SEP 11	PR'FEE		A*	.50	
SEP 11	W'DEED		A*	3.00	* 23.00