BOOK 4461 PAGE 617 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 4500.00

Elmus Mason
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF November 1970

R T Brooks
Notary Public

MY COMMISSION EXPIRES: My Commission Expires March 1, 1973

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
James A. Carney, 731 Stahlman Building, Nashville, Tenn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elmus Mason et ux (NAME)	Same (NAME)	27TH 4785
303 Scott Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 83-6
Nashville, Tenn. 37206 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par. 129

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, Franklyn B. McCord, Jr. and wife, Margaret C. McCord

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elmus Mason and wife, Edna Imojean Mason

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:

Land in Davidson County, Tennessee, being Lot No. 4 and the southerly part of Lot No. 3 on the Plan of Beaumont Place as of record in Book 332, page 38, Register's Office for said County, described as follows:

Beginning at the northwest corner of Scott Avenue and Benjamin, formerly Locke Street; thence with the westerly margin of said avenue, northwardly 82 feet to the southeast corner of the property conveyed to Catherine Louise Brown by deed from W. C. Brown of record in Book 432, page 540, said Register's Office; thence with said Brown's southerly line, westwardly 217 feet 3 inches, more or less, to the easterly margin of an alley; thence with said alley southwardly 81-1/2 feet, more or less, to the northerly margin of Benjamin Street; thence with said street eastwardly 217 feet 1 inch to the beginning.

Being the same property conveyed to Franklyn B. McCord, Jr., by deed from Franklyn B. McCord, Sr., an unmarried person, as of record in Book 4259, page 62, Register's Office for Davidson County, Tennessee.

This is improved (x) unimproved ( ) property, known as 301 (House Number) Scott Avenue (Street) Nashville, Tenn. 37206 (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 our hand on this 19 day of Nov., 1970

x Franklyn B. McCord, Jr.

x Margaret C. McCord

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, R T Presley, a Notary Public in and for said County and State, the within named Franklyn B. McCord, Jr. and Margaret C. McCord

the bargainors, 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 19 day of November 1970

My Commission Expires March 11, 1973

Commission expires

R T Presley
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
Franklyn B. McCord, Jr., et ux

TO
Elmus Mason et ux

A 96951

IDENTIF. REFERENCE

Nov 20 12 09 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

This instrument prepared by
James A. Comey, Atty,
731 Stahlman Building
Nashville, Tenn. 37201
Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Mail Mtg. Recd. Realty Co
1818 Mtg. Recd. Bldg
Nash, Tenn.

NOV20⁷⁰	CONV	*4,500.00				
NOV20⁷⁰ S TAX			A*	11.70		
NOV20⁷⁰ PR FEE			A*	.50		
NOV20⁷⁰	W DEED		A*	3.00	*	15.20