K 4463

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

This Form furnished by Attorneys Title Company, Inc. Form No. WD-2

FROM

Ben Watson, Trustee

TO

Lonnie Irvin

For draftsman's use

This Instrument prepared by:

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

BOOK 4463 PAGE 659

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lonnie Irvin (NAME)	Same (NAME)	Map 82-8
908 Chicamauga Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 310
Nashville, Tenn. 37206 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

A97902

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

DEC 1 12 21 PM '70

REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$6,663.00 Ben Watson Trustee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 1970.

Notary Public

MY COMMISSION EXPIRES: 4/1/1974

(AFFIX SEAL)

For and in Consideration of the sum of TEN AND 00/100 ($10.00)---------- DOLLARS

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 4458, Page 656 Register's Office for Davidson County.

Ben Watson, Trustee with full power to sell, mortgage, transfer, or otherwise convey without the joinder or disclosure of any beneficiaries has ~~have~~ bargained and sold, and by these presents do transfer and convey unto the said Lonnie Irvin his 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. 5 and the westerly 10 feet of Lot No. 6 of Block "D" on the plan of Eastwood Addition, as of record in Book 332, Page 63, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 and the westerly part of Lot 6 front together 60 feet on the southerly side of Chicamauga Avenue, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Ben Watson, Trustee by deed from Jim Stevens, of record in Book 4458, Page 656, Register's Office for Davidson County, Tennessee.

DEC-1 70	CONV	*6,663.00			
DEC-1 70	S'TAX		A*	17.42	
DEC-1 70	PR'FEE		A*	.50	
DEC-1 70	W'DEED		A*	3.00	* 20.92

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WD-2

This is ( ) unimproved (X) improved property, known as 908 Chicamauga Avenue, Nashville, Tenn. 37206
(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 Lonnie Irvin, his heirs and assigns, forever.

And I do covenant with the said Lonnie Irvin 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 stated above

And I, Ben Watson, Trustee do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Lonnie Irvin his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 30th day of November, 19 70

Ben Watson Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Ecie Richardson, a Notary Public in and for said County and State, the within named Ben Watson, Trustee

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 30th day of November, 19 70

Ecie Richardson, Notary Public.

Commission expires May 7-1974

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 .

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