WARRANTY DEED

FROM

Harry M. Dodson, Jr.

TO

Edna Dodson

For draftsman's use

This instrument was prepared by:

William J. Harbison, Attorney
26th Floor, L & C Tower
Nashville, Tennessee 37219

BOOK 4466 PAGE 497

Address New Owner(s) as Follows:	Send Tax Bills to:	Map-Parcel Nos.
Edna Dodson	Same	6DA-56370
(Name)	(Name)	
303 Wheeler Avenue		Map 133-6
(Street Address or Route No.)	(Street Address)	
Nashville, Tennessee 37211		Par. 162
(City) (State) (P.O.Zip)	(City) (State)(Zip)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

DEC 14 2 53 PM '70

FEE REGISTER
DAVIDSON COUNTY, TENN.

DEC 14 70 MISC

A 9 9 1 9 6

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

$ _____

William Harbison
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF December, 1970.

A* ~~3.00~~

Notary Public

MY COMMISSION EXPIRES: 4-25-73

FOR AND IN CONSIDERATION of the sum of One Dollar cash and other good and valuable considerations, including the assumption by the Grantee of the unpaid balance on a certain promissory note executed by Filmore Watkins and wife, Sarah P. Watkins, evidenced by a deed of trust executed by the said Filmore Watkins and wife, Sarah P. Watkins, to T. I. Holman, Jr., Trustee, of record in Book 3846, page 103, Register's Office for Davidson County, Tennessee, I Harry M. Dodson, Jr., have bargained and sold, and do by these presents transfer and convey unto Edna Dodson, her heirs and assigns, all of my right, title and interest in and to the following described tract of land in Davidson County, Tennessee:

Being lots Nos. 8,9,10 and 11 on the Map of J. G. Grissim's Wheeler Avenue Addition, not of record, described according to a survey made by T. R. Sanford, dated December 7, 1964, as follows:
Beginning on the southerly margin of Wheeler Avenue at a point 364.1 feet east of the easterly margin of Nolensville Road, being the corner of lots Nos. 7 and 8; thence with the line between said two lots, southwardly 195.4 feet; thence eastwardly 100 feet to the southwest corner of the property conveyed to R. H. Eaton and wife, by deed from Eva P. Sain, of record in book 1759, page 183, Register's Office for said County; thence with said Eaton's westerly line northwardly 194.1 feet to the southerly margin of Wheeler Avenue; thence with said Avenue, westwardly 100 feet to the beginning.
Being the same property conveyed to Harry M. Dodson, Jr., and wife, Edna Dodson by deed from Ethelene Shipman Barfield, of record in Book 4330, page 820, said Register's Office.

This is improved property, known as 303 Wheeler Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said interest in said real estate to the said Edna Dodson, her heirs and assigns forever. This conveyance is executed pursuant to the provisions of Tennessee Code Annotated, § 64-110, and it is the intention of the Grantor by this instrument to vest a fee simple title in the Grantee.

I covenant that I am lawfully seized and possessed of said interest in said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as above set out.

I further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to said interest in said real estate to the said Edna Dodson, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 24 day of Nov, 1970.

Harry M. Dodson, Jr.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Harry M. Dodson, Jr. a Notary Public in and for said County and State, Davidson County, the within named 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 24 day of Nov, 1970.

R. B. Stevens
Notary Public

My commission expires: 10/30/73