THIS INSTRUMENT PREPARED BY A. B. NEIL,JR., ATTORNEY, LIFE & CASUALTY TOWER, NASHVILLE, TENNESSEE 37219.

WARRANTY DEED

BOOK 1469 PAGE 253

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Frances M. Lancaster	SAME Map	132-5-98
(NAME)	(NAME)	M.O
902 Audubon Road		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37204		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) *Dollars,*

cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Henry F. Grisham and wife, Frances Louise Allison Grisham,

have this day bargained and sold, and do hereby transfer and convey unto the said Frances M. Lancaster, a widow,

her ~~XXXXXX~~), *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 33 on the Map of Glendale Park, Section 2, as of record in Book 1130, page 61, Register's Office for said County.

Said Lot No. 33 fronts 92.2 feet on the northerly side of Audubon Road and runs back 213.4 feet on the west line and 220.9 feet on the east line, to a dead line, measuring 92.4 feet thereon.

Being the same property conveyed to Henry F. Grisham and wife, Frances Louise Allison Grisham, by deed from Wallace Darden, Trustee, of record in Book 1636, page 417, Register's Office for Davidson County, Tennessee.

Taxes for the year 1970 are pro-rated and the property is subject further to restrictive covenants of record in Book 1361, page 13, Register's Office for Davidson County, Tennessee, as well as easements of record in Book 1130, page 61, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 21,000.00

Affiant

Subscribed and sworn to before me, this the 9th day of November, 19 70

Notary Public

My commission expires 11-23-70
(Affix Seal)

This is (unimproved) (X) property, known as 902 Audubon Road, Nashville, Tennessee 37204
(House Number) (Street) 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 Henry F. Grisham and wife, Frances Louise Allison Grisham, their ~~XXXXXX~~ (Successors), *heirs and assigns forever.* They *covenant that* They 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.*

They *further covenant and bind* themselves, their *heirs and representatives, to warrant and forever defend the title to said real estate to said* Frances M. Lancaster, a widow, her ~~XXXXXX~~), *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 9th *day of* November, 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.*

Henry F. Grisham

Frances Louise Allison Grisham

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Chris C. Galyon, *a Notary Public in and for said County and State,* Henry F. Grisham and wife, Frances Louise Allison Grisham,

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* 9th *day of* November, *19* 70.

Chris C. Galyon *Notary Public*

Commission expires 11-23-70

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

HENRY F. GRISHAM, et al

TO

FRANCES M. LANCASTER

B 0 0 4 4 4

IDENTIF. REFERENCE

Dec 29 9 26 AM '70

FEE REGISTER
DAVIDSON COUNTY, TENN.

DEC 29 70 CONV 21,000.00
DEC 29 70 S'TAX A* 54.60
DEC 29 70 PR'FEE A* .50
DEC 29 70 W'DEED A* 3.00 * 58.10

Compliments of

Guaranty Title

Office of

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

Frances Lancaster
4821 Hedgewood Ave
Nashville, Tenn