K 4469

This Form furnished by Attorneys Title Company, Inc.

BOOK 4469 PAGE 949

Form No. WD-2

FROM

John B. Bostic

TO

Madlyn Luster

For draftsman's use

THIS INSTRUMENT WAS PREPARED BY
GRAHAM B. BOYCE, ATTORNEY
THIRD NATIONAL BANK BLDG.
NASHVILLE, TENNESSEE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Madlyn Luster (NAME)	Madlyn Luster (NAME)	Map 82-3
406 Evanston Avenue (STREET ADDRESS OR ROUTE NUMBER)	406 Evanston Avenue (STREET ADDRESS)	Par. 449
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	20W2710

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

DEC 31 10 39 AM '70

FEE REGISTER
DAVIDSON COUNTY, TENN.

B00693

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ ~~1500~~ 1500 cc

Affiant Madlyn Luster

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF November 1970.

Notary Public

MY COMMISSION EXPIRES: Jan 26, 1973

(AFFIX SEAL)

For and in Consideration of the sum of - - - $10.00 - - - - - - - -

- - - TEN AND NO/100 - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

I, John B. Bostic

have bargained and sold, and by these presents do transfer and convey unto the said

Madlyn Luster

her heirs and assigns, my remainder interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the easterly 60 feet of the northerly 50 feet of Lot No. 4 on the Plan of A. W. Wills Subdivision of part of the McFerrin Land in Northeast Nashville, as of record in Book 57, page 82, Register's Office for said County.

Said part of Lot No. 4 fronts 60 feet on the southerly side of Evanston Avenue and runs back between parallel lines with the westerly margin of an alley 50 feet to a dead line.

Being the same property conveyed to Madlyn Luster by deed from James Hulsey and wife Beulah Mae Hulsey, of record in Book 4352, page 44, Register's Office for Davidson County, Tennessee, and also being the same property in which Madlyn Luster conveyed a remainder interest to John B. Bostic, of record in Book 4370, page 724, Register's Office for said County.

DEC31	CONV	*1,500.00			
DEC31	S'TAX		A*	3.90	
DEC31	PR'FEE		A*	.50	
DEC31	W'DEED		A*	3.00	* 7.40

BOOK 4469 PAGE 950

WD-2

This is unimproved ( ) improved ( ) property, known as 406 Evanston Avenue, Nashville, Tennessee
(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 Madlyn Luster her heirs and assigns, forever.

And I do covenant with the said Madlyn Luster 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.

And I, John B. Bostic do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Madlyn Luster, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 14 day of November, 19 70

John B. Bostic

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me Albert T. Brown, a Notary Public in and for said County and State, the within named Davidson, Tenn.

John B. Bostic

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 14 day of November, 19 70.

Albert T. Brown, Notary Public.

Commission expires [illegible]

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 .

Mail Buyer
406 Evanston Ave
Nash, Tenn