# WARRANTY DEED

BOOK 4471 PAGE 122

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| John Claibourne Hester (NAME) | John Claibourne Hester (NAME) | 26W-2185 |
| 3704 Richland Avenue (STREET ADDRESS OR ROUTE NUMBER) | 3704 Richland Avenue (STREET ADDRESS) | |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | Nashville, Tenn. (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* Twenty One Thousand Five Hundred and No/100 ----------($21,500.00)---------- *Dollars,*

cash in hand paid by John Claibourne Hester and wife, Sheridan Thomas Hester, the receipt of which is hereby acknowledged,

We, Lynch B. Corley, Jr., and wife, Marcia C. Corley,

*have this day bargained and sold, and do hereby transfer and convey unto the said* John Claibourne Hester and wife, Sheridan Thomas Hester, their

*(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being lot No. 159 and the westerly one-half of lot No. 157 of Block 8, Division "A" on the Map of Richland Realty Company's Subdivision, of record in book 161, page 151, Register's Office for said County, which plan shows property divided into blocks but not into lots. According to an unregistered printed copy of said plan showing said blocks divided into lots, said lot no. 159 and the westerly one-half of lot No. 157 adjoin and front together 75 feet on the northerly side of Richland Avenue and run back between parallel lines, parallel with and 125 feet west of the westerly margin of Craighead Street, 192.5 feet to an alley. Being the same property conveyed to Lynch B. Corley, Jr., and wife, Marcia C. Corley, by deed from Elsie Baldridge, a widow, of record in book 4167, page 753, Register's Office for said County.

This Instrument Was Prepared By

William Buckley

Of The Law Firm Pedigo & Salmon

Stahlman Building, Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 21,500.00

Subscribed and sworn to before me, this the 29th day of December 1970

Affiant John Claibourne Hester

My commission expires: February 14, 1973 (Affix Seal)

Notary Public A. M. Tenison

This is unimproved ( ) improved (XX) property, known as 3704 Richland Ave., Nashville, Tenn.
(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* John Claibourne Hester and wife, Sheridan Thomas Hester, their

*(successors), heirs and assigns forever.* We *covenant that* we 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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* John Claibourne Hester and wife, Sheridan Thomas Hester, their *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our hand S this 29th *day of* December, 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.*

Lynch B. Corley Jr.

Marcia C. Corley

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* A. M. Tenison, Jr. *, a Notary Public in and for said County and State,* Lynch B. Corley, and wife, Marcia C. Corley

*the within named bargainor, 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* 29th *day of* December, *19* 70.

A. M. Tenison *Notary Public*

*Commission expires* February 14, 1973

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* .....

| | | | | | | |
|---|---|---|---|---|---|---|
| DEC31 70 | CONV | 21,500.00 | | | | |
| DEC31 70 | S'TAX | | A* | 55.90 | | |
| DEC31 70 | PR'FEE | | A* | .50 | | |
| DEC31 70 | W'DEED | | A* | 3.00 | * | 59.40 |

WARRANTY DEED

FROM Lynch B. Corley, Jr., and wife

TO John Claibourne Hester and wife

B 0 0 7 6 6

IDENTIF. REFERENCE

Dec 31 2 41 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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