BOOK 4473 PAGE 776

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
John R. Christman et ux.	John R. Christman	Map. 70-1
115 Joyner Avenue (NAME)	1703 Windover Dr. (NAME)	Par. 20
Nashville, Tennessee (STREET ADDRESS OR ROUTE NUMBER)	Nashville, Tennessee (STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pd

FOR AND IN CONSIDERATION of the sum of Ten and No/100---------- ($10.00)---------- *Dollars,* cash in hand paid by John R. Christman and wife, Mildred Christman, and other good and valuable considerations accepted as cash, the receipt of which is hereby acknowledged, and for a further consideration the said John R. Christman and wife have assumed and agree to pay the unpaid balance of an original indebtedness secured by deed of trust of record in book 4214, page 888, and re-recorded in book 4230, page 533, Register's Office for Davidson County, Tennessee,

We, Charles A. Trice and wife, Margaret Trice, and Gertrude Trice and husband, Aldine Trice,
have this day bargained and sold, and do hereby transfer and convey unto the said John R. Christman and wife, Mildred Christman, their ~~XXXXXX~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 164 on the Map of the Re-subdivision of Lots Nos. 3 and 4 and parts of Lots Nos. 5 and 6 in Cumberland Nurseries, as of record in Book 332, page 148, Register's Office for said County.
Said Lot No. 164 fronts 50 feet on the northerly side of Joyner Street and runs back 136.9 feet on the westerly line, and 137.5 feet on the easterly line to an alley, measuring 50 feet thereon.
Being the same property conveyed to Chas. A. Trice and wife, Eva A. Trice, by deed from Louise Gray, dated September 4, 1940, of record in Book 1169, page 82, said Register's Office, the said Eva A. Trice having since died and Chas. A. Trice conveyed a one-half undivided interest to Gertrude Trice and Aldine Trice by deed of record in Book 1324, page 287, 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 $ 2,800.00
Subscribed and sworn to before me, this the 13th day of January 19 71
X John R Christman
Affiant
My commission expires: June 6, 1972 (Affix Seal)
Notary Public Mary Emery

NOTARY PUBLIC AT LARGE

This is improved (X) unimproved ( ) property, known as 115 Joyner Avenue, Nashville, Tennessee (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 R. Christman, and wife, Mildred Christman, their ~~XXXXXX~~ *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.*, except by deed of trust as above set out.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* John R. Christman and wife, Mildred Christman, their ~~XXXX~~ *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 7th *day of* January, 19 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charles A. Trice Charles A. Trice
X Margaret Trice Margaret Trice
Aldine Trice Aldine Trice
~~XXXXXXXXXX~~ her Gertrude ( ) Trice mark

This Instrument Was Prepared By
Phil M. Davidson
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

Witness to Mark:
X

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Enney, *a Notary Public in and for said County and State,* Charles A. Trice and wife, Margaret Trice, and Aldine Trice

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* 13th *day of* January, *19* 71.

Mary Enney
Notary Public

Commission expires June 6, 1972

STATE OF ~~TENNESSEE~~ GEORGIA
COUNTY OF ~~DAVIDSON~~ TAYLOR

Personally appeared before me, Kathryn M. Brunson, *a Notary Public in and for said County and State,* Gertrude Trice, one of the

the within named bargainor S., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Reynolds, Georgia ~~TENNESSEE~~ *this* ..... *day of* ....., *19* 71.

Notary Public

Commission expires 1-2-72

RECORDER'S MEMO
Legibility of Writing, Typing or Printing In This Document Unsatisfactory When Received.

JAN 14 71	CONV	*2,800.00			
JAN 14 71 S TAX			A*	7.28	
JAN 14 71 PR FEE			A*	.50	
JAN 14 71 W DEED			A*	3.00	* 10.78

Guaranty Dkt. 209747

WARRANTY DEED

FROM

Charles A. Trice et al

TO

John R. Christman and wife, Mildred Christman

B 0 1 9 8 9

IDENTIF. REFERENCE

JAN 14 3 03 PM '71

FELIX ... JON JR 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