WARRANTY DEED

BOOK 4474 PAGE 653

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
H. A. McClaron	same	Map 119-5
(NAME)	(NAME)	Par. 323
219 Joyner Street		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- Dollars, and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged.

I, Annie Edwards, a widow

have this day bargained and sold, and do hereby transfer and convey unto the said

H. A. McClaron and wife, Georgia C. McClaron

their ~~successors~~, heirs and assigns,

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

Being in the 6th (formerly 9th) Civil District of Davidson County, Tennessee on the Map of Resubdivision of Lots Nos. 3, 4, 5 and 6, Cumberland Nurseries, as of record in Book No. 332, page 148, Register's Office for Davidson County, Tennessee.

Being Lot No, 165 fronting 50 feet on the northerly side of Joiner Street and runs back 136.9 feet on easterly line and 136.2 feet on westerly line to an alley.

Being the same property conveyed to Henry Edwards and wife, Annie Edwards by deed from Wm. Coleman and wife, Laura J. Coleman of record in Book 670, page 274, Register's Office for Davidson County, Tennessee. The said Henry Edwards is now deceased.

This instrument was prepared by:
Robert L. Taylor, 301 Stahlman Building, Nashville, Tennessee 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 3,850.00

Subscribed and sworn to before me, this the 15 day of January 19 71

My commission expires: Jan 23 1972 (Affix Seal)

Affiant

Notary Public

This is { unimproved / improved } property, known as ..... (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 H. A. McClaron and wife, Georgia C. McClaron their ~~successors~~ heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said H. A. McClaron and wife, Georgia C. McClaron, their ~~successors~~ heirs and assigns, against the lawful claims of all persons.

Witness my hand this 15 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.

Annie Edwards

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, H. A. McClaron, *a Notary Public in and for said County and State,* Annie Edwards

the within named bargainor....., 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 Nashville, Tennessee *this* 15 *day of* January, *19* 71

Notary Public

Commission expires Jan 23, 1972

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 .....

JAN 19 71 CONV *3,850.00
JAN 19 71 S'TAX A* 9.88
JAN 19 71 PR'FEE A* .50
JAN 19 71 W'DEED A* 3.00 * 13.38

WARRANTY DEED

FROM

ANNIE EDWARDS, a widow

TO

H. A. McCLARON, ET UX

302424

IDENTIF. REFERENCE

JAN 19 1 05 PM '71

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