Prepared by Fifty Title Co.
Nelson Street
Nashville, Tenn

BOOK 4475 PAGE 746

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ben Davidson, Jr. (NAME)	Ben Davidson, Jr. (NAME)	12D-49385
905 Lemont Court (STREET ADDRESS OR ROUTE NUMBER)	905 Lemont Court (STREET ADDRESS)	MAP 7-07
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	PAR 148

For and in Consideration of the sum of Five Thousand Eight Hundred Fifty Eight and 59/100 ---- ($5,858.59) ----*DOLLARS*

of which $3,000,00 has been paid in cash by Ben Davidson, Jr. and wife, Geraldine Davidson, the receipt of which is hereby acknowledged, and for the remainder the said Ben Davidson, Jr. and wife, Geraldine Davidson, have assumed and agree to pay the unpaid balance of $2,858.59 of an indebtedness in the original amount of $4,300.00, secured by vendor's lien retained in deed from Frank H. Alley and wife, Elma Alley, to Mary Frances Davidson, of record in book 3284,page 532, Register's Office for Davidson County, Tennessee,

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $5858.59. Affiant Geraldine Davidson
Subscribed and sworn to before me this 25th day of January 1971
Deputy Register D. D. Lewis

I, Mary Frances Davidson

have bargained and sold, and by these presents do transfer and convey unto the said Ben Davidson, Jr. and wife, Geraldine Davidson, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being the easterly 50 feet of lot No. 14 on the Map of Haynie's Oriental Plan of lots, as of record in book 161,pages 26 and 27, Register's Office for said County.
Said part of lot No. 14 fronts 50 feet on the northerly side of Trinity Lane, formerly Countess Street, and runs back between parallel lines 143 feet, more or less, to an alley.
Being the same real property conveyed to Mary Frances Davidson by deed from Frank H. Alley and wife, of record in book 3284, page 532, said Register's Office.

JAN 25 F	CONV	*5,858.59				
JAN 25 F	STAX		A*	6.56		
JAN 25 F	WDEED		A*	6.00	*	12.56

unimproved ( )
This is improved (X) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ben Davidson, Jr. and wife, Geraldine Davidson, their ..... *heirs and assigns, forever.*

And I *do covenant with the said* Ben Davidson, Jr. and wife, Geraldine Davidson *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, Mary Frances Davidson ..... *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Ben Davidson, Jr. and wife, Geraldine Davidson, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 13th *day of* May, *19*65, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mary Frances Davidson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, L. K. Grimm Jr., a Notary Public in and for said County and State, the within named Mary Frances Davidson

the 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 17th day of May, 19 65.

L. K. Grimm Jr., Notary Public.

Commission Expires 10/23/65.

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

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

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....

BOOK 4475 PAGE 749

Mail Lawyer
905 Lawrence Ave
Gallatin Tenn 37066

WARRANTY DEED

FROM
Mary Frances Davidson

TO
Ben Davidson, Jr., et ux

B 0 2 9 4 0

IDENTIF. T REFERENCE

JAN 25 12 26 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title Company
A Division of
City Title Insurance Company
American Trust Building
[illegible] W. Cor. Third & Union
ASHVILLE, TENNESSEE

STATE TAX $ 8.78
PROBATE .50
TOTAL $ 9.28

MAY 17 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID MAY 17 1965
CT