This instrument prepared by Harold E. Collins, Attorney, 802-51st Avenue North, Nashville, Tennessee

This Form furnished by Attorneys Title Company, Inc.

BOOK 4480 PAGE 38

Form No. WD-2

FROM
THOMAS M. SEXTON, ET UX

TO
JANIE D. LEWIS

For draftsman's use

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: L.A.Newman & Co.,Inc.	MAP-PARCEL NUMBERS
Janie D. Lewis (NAME)	XXXXXXXXXXXXXXXX (NAME)	8DA-21865
4112 Nebraska Ave. (STREET ADDRESS OR ROUTE NUMBER)	107 Third Avenue, North (STREET ADDRESS)	Map. 91-14
Nashville, Tenn. 37209 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	Par. 15 pw

(FOR REGISTER'S USE)

T
IDENTIF. REFERENCE

FEB 16 2 03 PM '71

FELIX A. [illegible] II REGISTER
DAVIDSON COUNTY, TENN.

B04869

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ [illegible]

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF Feb 19 71

Notary Public

MY COMMISSION EXPIRES: My Commission Expires July 31, 1972

(AFFIX SEAL)

DAVIDSON

For and in Consideration of the sum of Seventeen Hundred Fifty and 00/100 ($1750.00) **DOLLARS**

cash in hand to us this day paid by Janie D. Lewis, receipt of all of which is hereby acknowledged, we, Thomas M. Sexton and wife, Katie L. Sexton,

have bargained and sold, and by these presents do transfer and convey unto the said Janie D. Lewis, to her sole and separate estate, free from the marital claims of her present or any future husband she may have, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the northerly part of Lot No. 123 on the Plan of West Nashville Heights, as of record in Book 332, Page 127, Register's Office for said County.

Said part of said lot fronts 50.5 feet on the northerly side of access road adjoining formerly Twin Street and extends back between lines, 95.4 feet on the easterly line and 100.3 feet on the westerly line to an alley in the rear and measures 50 feet thereon.

And being a part of the property conveyed to Thomas M. Sexton and wife, Katie L. Sexton, by deed from Virgie Johnson Moreland and husband, Authur H. Moreland, of record in Book 2638, Page 420, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following restrictions:

1. The land in question adjoins controlled access highway and access is limited to a service road only.
2. Easement for slope contained in the deed from Thomas M. Sexton and wife, to State of Tennessee, as of record in Book 3399, Page 349.

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unimproved (X)
This is improved ( ) property, known as 46 Twin Street, 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 Janie D. Lewis, to her sole and separate estate, free from the marital claims of her present or any future husband she may have, her heirs and assigns, forever.

And we do covenant with the said Janie D. Lewis that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as appears of record.

And we, Thomas M. Sexton and wife, Katie L. Sexton do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said Janie D. Lewis her heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 17th day of February, 1971

Thomas M Sexton
Katie L. Sexton

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Harold E. Collins, a Notary Public in and for said County and State, the within named Thomas M. Sexton and wife, Katie L. Sexton

the 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 17th day of February, 1971

Harold E Collins, Notary Public.

HAROLD E. COLLINS NOTARY PUBLIC DAVIDSON COUNTY

Commission expires 7-28-74

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 himself 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 singing the name of the corporation by self as .

FEB 16 CONV *1,750.00
FEB 16 S TAX A* 4.42
FEB 16 REC FEE A* .50
FEB 16 WHEED A* 3.00 * 7.92

Witness my hand and seal, at office in ,

this day of , 19 .

, Notary Public.

Commission expires .