WARRANTY DEED BOOK 4481 PAGE 535

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
C. E. Francis (NAME)	C. E. Francis (NAME)	Map 91-16
6122 Hickory Valley Road (STREET ADDRESS OR ROUTE NUMBER)	6122 Hickory Valley Road (STREET ADDRESS)	par 165
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

Fifteen Thousand ($15,000.00) and no/100 - - - *Dollars,*
cash in hand paid by C. E. Francis and wife Fannie J. Francis, the receipt of which is hereby acknowledged.

I, Elizabeth Green

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

C. E. Francis and wife Fannie J. Francis

their *(successors), heirs and assigns,*

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

Being the easterly half of lot No. 1 of Block No. 1 on the Plan of Charlotte Park Company's First Addition to Nashville as of record in book 57, page 103, Register's Office for said County.

Said part of lot No. 1 fronts 50 feet on the southerly side of Charlotte Avenue and runs back between parallel lines with the westerly margin of 42nd Ave. No., formerly First Street 150 feet to an alley.

Being the same property conveyed to Elizabeth Green by deed from G. I. Strange and wife of record in book 796, page 339, said Register's Office.

Taxes for the year 1971 are prorated and assumed by grantees.

This instrument was prepared by James R. Wyatt, 100 39th. Ave. No. Nashville, Tenn.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,000.00

Subscribed and sworn to before me, this the 18 day of February 19 71

Affiant Elizabeth Green

My commission expires: 1-22-75 (Affix Seal)

Notary Public Wilma Jean Wyatt

This is unimproved ( ) improved (X) property, known as 4201 Charlotte Ave (House Number) (Street) Nashville, Tenn. 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

C. E. Francis and wife Fannie J. Francis

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*

C. E. Francis and wife Fannie J. Francis

their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 18 *day of* February, 1971, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Elizabeth Green

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Wilma Jean Hunley *, a Notary Public in and for said County and State,* Elizabeth Green

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, Tenn. *Tennessee, this* 18 *day of* February, *19* 71.

Wilma Jean Hunley *Notary Public*

Commission expires 1-22-75

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 .....

EB23E	CONV	15,000.00				
EB23E	S'TAX		A*	39.00		
EB23E	PR'FEE		A*	.50		
B23E	W'DEED		A*	3.00	*	42.50

WARRANTY DEED

FROM

Elizabeth Green

TO

C. E. Francis, etux

B 0 5 5 3 9

IDENTIF. REFERENCE

FEB 23 2 13 PM '71

FELIX A. LEON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2056
NASHVILLE, TENNESSEE