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BOOK 4481 PAGE 942

FORM NO. WD-1

IDENTIF. REFERENCE

FEB 24 2 52 PM '71

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February, 1971.

Notary Public

MY ~~COMMISSION EXPIRES~~: Chief Register

(~~AFFIX SEAL~~)

THIS INSTRUMENT WAS PREPARED BY

Harold H. Cole, Attorney, Hendersonville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sam J. Majors (NAME)	Same (NAME)	Map 71-2
1233 Avondale Circle (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 9
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	pw

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Elsie M. Marina, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sam J. Majors

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Lots No. 54 & No. 55 on the plan of Scruggs First Avondale as recorded in Plat Book 161, page 13, Register's Office for Davidson County, Tennessee.

Said Lots 54 and 55 front 50 feet each on the Northerly side of Greenwood Avenue and run back to an alley in a northerly direction between parallel lined 149 feet.

Being the same property conveyed to Joe Marina and wife, Elsie M. Marina, by deed from Charlie Crance, et ux, of record in Deed Book 1787, page 408, said Register's Office.

Of the consideration aforesaid, the said Grantee agrees to assume the balance of a loan on said land, payable to Peoples Savings and Loan in the amount of $1,537.51; and further, to execute a promissory note of even date herewith in the principal amount of $1,562.49, made payable to Elsie M. Marina, to be paid in installments of $25.89 each month, until principal and interest, 6 per-cent per annum, is paid in full, and the Grantor retains a lien on said land.

unimproved ( )
This is improved ( ) property, known as 1233 Avondale Circle Nashville, Tenn.
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 24 TH day of February, 19 71

X Elsie M Marina

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Undersigned, a Notary Public in and for said County and State, the within named Elsie M. Marina, a widow

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 _____, Tennessee, this 24 day of February 19 71

My Commission Expires Nov. 9, 1972

Commission expires _____

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Elsie M. Marina

TO

Sam J. Majors

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB24 71	CONV	*3,900.00				
FEB24 71	S'TAX		A*	10.14		
FEB24 71	PR'FEE		A*	.50		
FEB24 71	W'DEED		A*	3.00	*	13.64