MAIL TO: JIM STEVENS RLTY. AUCTION
3937 GALLATIN RD. NASHVILLE, TENN.

FORM NO. WD-1

BOOK 4483 PAGE 45

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 4th DAY OF February, 19 71

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Nov. 20, 1972

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Terry E. Buckner, Jr. (NAME) 3937 Gallatin Rd. Nashville, Tenn. (ADDRESS)

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Don W. Tyler (NAME) | New owner (NAME) | Map 81 7 |
| 1607 Cockrill St. (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Par. 320 |
| Nashville, Tenn. 372 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

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, W. L. Bainbridge Co.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Don W. Tyler

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:

Land in Davidson County, Tennessee, being the southerly half of Lot No. 29 on the Map of W. S. Settle's Subdivision of Lot No. 7 of the Woodard property, as of record in Book 57, page 132, Register's Office for said County.

Said part of Lot No. 29 fronts 25 feet on the easterly side of 14th Avenue, North, formerly Alberta Avenue, and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to W. L. Bainbridge Company by deed from Ward Dewitt, Jr., Trustee, of record in Book 1355, page 320, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as 1901 14th Avenue, North (House Number) (Street) Nashville, Tennessee (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 4th day of February, 19 71

W. L. Bainbridge III, being duly authorized to convey title to the hereinabove described property by an instrument of record in Book 3832, page 786, Register's office for Davidson County, Tennessee.

W. L. Bainbridge Company

BY: W. L. Bainbridge III

A Partner

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Jim Stevens, a Notary Public in and for said County and State, the within named W. L. Bainbridge, III,

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 4TH day of February 19 71

Commission expires My Commission Expires Nov. 20, 1972

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

MAIL TO: JIM STEVENS RLTY. AUCTION
3937 GALLATIN RD. NASHVILLE, TENN.

WARRANTY DEED

FROM W. L. Bainbridge Co.

TO Don H. Tyler

B 0 6 2 6 7

IDENTIF. REFERENCE

MAR 2 8 25 AM '71

FELIX L. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

| | | | | | |
|---|---|---|---|---|---|
| MAR-2[illegible] | CONV | *1,150.00 | | | |
| MAR-2[illegible] | S'TAX | | A* | 2.86 | |
| MAR-2[illegible] | PR'FEE | | A* | .50 | |
| MAR-2[illegible] | W'DEED | | A* | 3.00 | * 6.36 |