WARRANTY DEED

BOOK 1491 PAGE 108

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jessie Lee Nolen and	same	24W-9850
Richard M Nolen (NAME)	same (NAME)	Map 104-15
2707 Sunset Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pcl 101
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Twenty Thousand and No/100----------

----------($20,000.00)---------- *Dollars,*

cash in hand paid by Jessie Lee Nolen and Richard M. Nolen, the receipt of all of which is hereby acknowledged,

I, Harzonia K. Dinkins,

have this day bargained and sold, and do hereby transfer and convey unto the said Jessie Lee Nolen and Richard M. Nolen, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being part of lot No. 17 on the map of Sunset Park Subdivision, as of record in book 332, page 132, Register's Office for said County, as follows: Beginning on the southerly margin of Sunset Place, formerly Turner Avenue at a point 3 feet east of the corner of lots Nos. 16 and 17; thence southwardly 160.5 feet, more or less, to the common corner of lots Nos. 12,13, 16 and 17; thence with the line between said lot Nos 12 and 17, eastwardly 70 feet; thence northwardly 160.5 feet, more or less to a point in the southerly margin of Sunset Place, said point being 27 feet westerly from the corner of lots Nos. 17 and 18; thence with said Sunset Place westwardly 70 feet to the beginning.

Being the same property conveyed to Wiley M. Dinkins and wife, Harzonia K. Dinkins, by deed from A.B. Ivey and wife, of record in book 2026, page 227, Register's Office for Davidson County, Tennessee, the said Wiley M. Dinkins having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 20,000.00

Subscribed and sworn to before me, this the 2nd day of April 19 71

Affiant: Richard M Nolen

My commission expires: June 6, 1972 (Affix Seal)

Notary Public: Mary Ennaly

This is unimproved ( ) improved (X) property, known as 2707 Sunset Place Nashville, Tennessee
(House Number) (Street) 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 Jessie Lee Nolen and Richard M. Nolen, 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,* except for 1971 taxes which are prorated.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Jessie Lee Nolen and Richard M. Nolen, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 2nd *day of* April, 19 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Harzonia K. Dinkins

This Instrument Was Prepared By
Phillip Saindon
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Emery, *a Notary Public in and for said County and State,* Harzonia K. Dinkins, a widow

*the within named 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* 2nd *day of* April, *19*71.

Mary Emery *Notary Public*

Commission expires June 6, 1972

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 .....

Guaranty Title 210597

WARRANTY DEED

FROM

Harzonia K. Dinkins

TO

Jessie Lee Nolen & Richard M. Nolen

B 0 9 9 0 1

IDENTIF. REFERENCE

APR 5 2 18 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR-5 71	CONV	20,000.00			
APR-5 71	S'TAX		A*	52.00	
APR-5 71	PR'FEE		A*	.50	
APR-5 71	W'DEED		A*	3.00	* 55.50

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2650
NASHVILLE, TENNESSEE