TENNESSEE TITLE COMPANY

BOOK 4495 PAGE 234

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS:
Albert Monroe Rawls, ET UX (NAME)	~~Same as new owner~~ (NAME)	Map. 60-1
416 Ewing Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pac. 17
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

For and in consideration of the sum of $10.00 DOLLARS

TEN and no/100----------

cash in hand paid by ALBERT MONROE RAWLS AND WIFE, MARTHA P. RAWLS

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged,

OAK PARK DEVELOPERS, INC.

hereinafter referred to as the GRANTOR has bargained and sold, and by these presents does transfer and convey unto the said 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 in the 12th, formerly the 21st Civil District of said County, described as follows:
BEGINNING at an iron pipe, the southwest corner, being located as follows: BEGINNING at the southwest corner of a tract of land conveyed to Henry E. Hawkins and wife, Eva Frances Hawkins, by deed from Harry C. Cornish and wife, of record in Book 2143, page 291, Register's Office for Davidson County, Tennessee; thence with the west line of said tract north 4° 45' east 528.5 feet to an iron pipe; thence south 81° 03' east 146.5 feet to the beginning of a curve to the right of 1300 foot radius; thence along said curve 70.45 feet to an iron pipe, the above mentioned southwest corner; thence along said curve 69.33 feet to an iron pipe, the southeast corner; thence North 15° 07' East 270 feet to the center of Ewing Creek (passing an iron pipe in the south line of Ewing Lane at 191 feet); thence with the center line of Ewing Creek, north 45° 56' west 98.7 feet; thence leaving said Creek South 12° 03' west 320 feet to the beginning (passing an iron pipe at the south line of Ewing Lane at 120 feet).
INCLUDED but excluded herefrom is the property conveyed to the State of Tennessee, by deed from Oak Park Developers, Inc., as of record in Book , page , said Register's Office, and described as follows:
BEGINNING at an iron pipe in the northerly deadline of Laverne Acres as of record in Book 2330, page 14, Register's Office Davidson County, said point being Albert M. Rawls' southeast corner; thence with Rawls' easterly boundary line northwardly 103 feet more or less to a point on a curved line to the left which is at all points 170 feet northeast of the centerline of proposed I-24; thence with said curved line southeastwardly 95 feet to Bobby Joe Stubblefield's west boundary line; thence with said boundary line southwardly 40 feet more or less to said deadline; thence with said deadline westwardly 69.33 feet to the point of beginning, and containing 4,830 square feet.
Being part of the property conveyed to Oak Park Developers, Inc., by deed from Joseph Victor Mathes and wife, as of record in Book 4009, page 811, said Register's Office.

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APR 21 CONV *8,500.00
APR 21 S'TAX A* 22.10
APR 21 PR'FEE A* .50
APR 21 W'DEED A* 3.00 * 25.60

unimproved ( )
This is improved (X) property, known as 416 Ewing Lane 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 GRANTEES, their heirs and assigns, forever. And it does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And it does further covenant and bind itself, its successors 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed by its duly authorized officers on this the 22 day of March, 19 71.

OAK PARK DEVELOPERS, INC.

Attest: _____ By James M. Fischer Jr.

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, Ford Wilson Dennis, a Notary Public within and for the State and County aforesaid, personally appeared JAMES M. FISCHER, JR. and _____ with whom I am personally acquainted and who upon (his oath) (himself) acknowledged (~~themselves~~) to be the Vice President and _____ respectively of the Oak Park Developers, Inc. the within named bargainor, a corporation, and that (he) as such Vice President 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 James M. Fischer, Jr. as such Vice President, as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the _____ day of March, 19 71

My commission expires May 7, 1974 Ford Wilson Dennis
Notary Public.

TENNESSEE TITLE COMPANY

B 1805

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

Published by

APR 21 1 19 PM '71
PUT COUNTY COURT CLERK'S STAMP HERE:
IDENTIF. REFERENCE
PAUL Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

PREPARED BY
C. H. BRILEY, JR., ATTORNEY
SUITE 2114, PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

My commission expires _____
PUT REVENUE STAMPS HERE:

Sworn to and subscribed before me this 21 day of April 19 71
Notary Public

The actual consideration for this transfer or value of property (whichever is greater) is $ 8500.00.
This is equal to or greater than the property would bring at a fair and voluntary sale.

Albert Monroe Rawls, ET UX
REGISTER STAMP BELOW

To
Oak Park Developers, Inc.
FROM

Corporate Warranty Deed
G-219530

FORM NO. 1005 - HERSEY