B 12564

BOOK 4496 PAGE 974 FORM NO. WD-1

IDENTIF. REFERENCE

APR 27 3 16 PM '71

REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,500.00

Lewis A. Dillon Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF April 1971

Notary Public

MY COMMISSION EXPIRES: 2-1-75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William E. Higgins, Attny., 338 46th Avenue North, Nashville, Tenn. 37209
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lewis A. Dillon, Jr. Et Ux (NAME)	S A M E (NAME)	Map 91-16
4310-Nevada Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par ~~143~~ 218
Nashville, Tenn- 37209 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	MMB

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, Ada Gardner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lewis A. Dillon, Jr. and wife Susie E. Dillon

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:

Being Lot No. 205 of Block No. 9 Charlotte Park Company's First Addition, a plan of which is of record in Book 57, page 103, Register's Office for said County. Said lot fronts fifty (50) feet on the north side of Nevada Avenue, formerly Third Avenue and extends back northwardly between parallel lines 180 feet to an alley.

Being the same property conveyed to J. H. Gardner and wife, Ada Gardner, by deed from Bernard W. De Pierri, unmarried, as of record in Book 546, page 211, said Register's Office, the said J. H. Gardner having since died.

APR27	CONV	*4,500.00			
APR27	S TAX		A*	11.70	
APR27	P TFEE		A*	.50	
APR27	WDEED		A*	3.00	* 15.20

This is improved (X) unimproved ( ) property, known as 4304 (House Number) Nevada Avenue (Street) Nashville, (P. O. Address) 37209 (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 26TH day of April, 19 71

Ada Gardner

STATE OF TENNESSEE
Davidson County

BOOK 4496 PAGE 975

Personally appeared before me, H. B. Dunnam, a Notary Public in and for said County and State, the within named Ada Gardner

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 Nashville, Tennessee, this 26TH day of April 19 71

Commission expires 2-1-75

H B Dunnam
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
ADA GARDNER

TO
LEWIS A. DILLON, JR., ET UX

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.