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THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
11th FLOOR J. C. BRADFORD BLDG.
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph E. Scales (NAME)	same (NAME)	Map. 118-1 Par. 179
823 KIRKWOOD AVE. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TENN. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of $10.00 ---------- TEN AND NO/100 ---------- *DOLLARS*

Cash paid by Joseph E. Scales and wife, Clara H. Scales, and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, Hattie May Morgan, individually and as conservatrix of the Estate of William E. Morgan, pursuant to Decree entered in Minute Book 216, page 506, Probate Court for Davidson County, Tennessee, and Dollie Bayless Johnson,

have bargained and sold, and by these presents do transfer and convey unto the said Joseph E. Scales and wife, Clara H. Scales, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Two tracts of land described as follows:

TRACT NO. 1: Being lot No. 92 and the westerly part of lot No. 93 on Dr. L. G. Noel's Plan of part of Idlewild, as of record in Book 547, page 55, Register's Office for said County.

Beginning at the northeast corner of Kirkwood Avenue and Granny White Pike; thence eastwardly along the northern margin of Kirkwood Avenue, 60 feet to a point; thence northwardly and at right angles to Kirkwood Avenue along a line 60 feet easterly from the easterly margin of Granny White Pike 150 feet to an alley; thence with the southern margin of said alley westwardly 60 feet to the easterly margin of said Granny White Pike; thence with the easterly margin of said Granny White Pike 150 feet to the place of beginning.

TRACT NO. 2: Being the easterly part of lot No. 93 and the westerly part of lot No. 94 on the revised map of L. G. Noel's Idlewild Subdivision not of record, described as follows:

Beginning on the northerly margin of Kirkwood Avenue 60 feet easterly from the easterly margin of Granny White Pike, being the corner of lots Nos. 92 and 93 on said plan; being Cora B. Hayes southeast corner; thence with the northerly margin of said avenue, easterly 60 feet to the corner of lots Nos. 93 and 94; thence northerly parallel with the easterly margin of said pike, 150 feet, more or less to the southerly margin of an alley; thence with the southerly margin of said alley, westerly 60

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 28,000.00

Affiant

Subscribed and sworn to before me, this the 28th day of April, 19 71

Notary Public

My commission expires: 8/9/72
(Affix Seal)

feet to said Hayes northeast corner; thence with her easterly line, southerly 150 feet, more or less to the beginning.

Being the same property conveyed to W. E. Morgan, Hattie May Morgan, and Dollie Bayless Johnson, by deed from S. Ralph Gordon, Trustee, of record in book 4042, page 158, Register's Office for said County.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joseph E. Scales and wife, Clara H. Scales, their *heirs and assigns, forever.*

And we *do covenant with the said* Joseph E. Scales and wife, Clara H. Scales *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.*, except for 1971 taxes, which have been pro-rated and assumed by the said Joseph E. Scales and wife, Clara H. Scales.

And we, Hattie May Morgan, individually and as conservatrix of the Estate of William E. Morgan, and Dollie Bayless Johnson,

~~XXX~~

do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Joseph E. Scales and wife, Clara H. Scales, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 28th *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.*

X Dollie Bayless Johnson
Dollie Bayless Johnson

X Hattie May Morgan
Hattie May Morgan

X Hattie May Morgan Conservatrix of
Hattie May Morgan, Conservatrix of
the Estate of William E. Morgan
The Estate of William E. Morgan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Hattie May Morgan, individually and as Conservatrix of the Estate of William E. Morgan, and Dollie Bayless Johnson, the bargainor, 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 28th day of April, 19 71.

[illegible], Notary Public.

Commission Expires 8-9-72

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that.....

executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this.....

day of....., 19.....

....., Notary Public.

Commission Expires.....

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 ...., being authorized so to do, executed the foregoing instrument for the purposes 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.....

WARRANTY DEED

FROM

Hattie May Morgan, individually & as conservatrix of the estate of William E. Morgan, and Dollie

TO Bayless Johnson

Joseph E. Scales, et ux

APR29'71 A* 72.80
APR29'71 STAX A* 50
APR29'71 FEE A* 6.00
RECD COMP 28,000.00 * 79.30

B 1 2 8 7 8

IDENTIF. REFERENCE

APR 29 11 30 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

Dobson & Johnson, Inc.