BOOK 1498 PAGE 842

# WARRANTY DEED

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

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBER |
|---|---|---|
| Robert P. Talley (NAME) | Dobson & Johnson, Inc. (NAME) | Map 82-8 |
| 1006 Mansfield Avenue (STREET ADDRESS OR ROUTE NUMBER) | 1109 J. C. Bradford Building (STREET ADDRESS) | Par. 103 |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | Nashville, Tennessee (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* $10.00----------

----------TEN AND NO/100---------- *Dollars,*

Cash paid by Robert P. Talley and wife, Ruth B. Talley, and other good and valuable considerations, the receipt of which is hereby acknowledged.

I, Wilma Murray,

*have this day bargained and sold, and do hereby transfer and convey unto the said* Robert P. Talley and wife, Ruth B. Talley, their ~~XXXXX~~ *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being a lot of land in Northeast Nashville, formerly in the 18th Civil District of said County, and described as follows:

Beginning on the southerly margin of Mansfield Avenue, formerly called McFerrin Avenue, at a point 181 feet easterly from the easterly margin of Olwill Street; thence southerly parallel with said street, 170 feet to the northerly margin of a proposed 20 foot alley; thence with the northerly margin of said proposed alley, easterly 50 feet; thence northerly parallel with the first line 170 feet to the southerly margin of said Avenue, westerly 50 feet to the beginning.

Being the same property conveyed to Wilma Murray, by deed from Reau E. Folk, Jr., Substitute Trustee, of record in book 4420, page 949, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 14,950.00

Subscribed and sworn to before me, this the 30th day of April 19 71

Affiant

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

Notary Public

This is unimproved ( ) improved ( ) property, known as ..... (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* Robert P. Talley and wife, Ruth B. Talley, their ~~XXXXXX~~, *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.*

I *further covenant and bind* Myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Robert P. Talley and wife, Ruth B. Talley, their ~~XXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

*Witness* my *hand this* 30th *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 Wilma Murray
Wilma Murray

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Beverly Jo Womble, *a Notary Public in and for said County and State,* Wilma Murray, *the within named 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* 30th *day of* April, *19*71.

Beverly Jo Womble, *Notary Public*

*Commission expires* 8/9/72

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* .....

| | | | | | | |
|---|---|---|---|---|---|---|
| MAY-71 | CONV | 14,950.00 | | | | |
| MAY-71 | S'TAX | | A* | 38.74 | | |
| MAY-71 | PR'FEE | | A* | .50 | | |
| MAY-71 | W'DEED | | A* | 3.00 | * | 42.24 |

**WARRANTY DEED**

FROM
Wilma Murray

TO
Robert P. Talley, et ux

B 13448

IDENTIF. REFERENCE

MAY 4 1 25 PM '71

FELIX A. ROBERTSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

**Guaranty Title**

Office of
**Chicago Title Insurance Company**
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Dobson & Johnson, Inc.