BOOK 4499 PAGE 699

WARRANTY DEED

This Instrument Was Prepared by
DENNEY, LACKEY, CHEEK & CASTLEMAN
218 Third Avenue North
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
Burnease Piper Kilgo, a widow	Fidelity Federal Savings and Loan Association of Nashville	119.E12
1124 McAlpine Avenue (STREET ADDRESS OR ROUTE NUMBER)	401 Union (STREET ADDRESS)	Pa.219-
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	281

For and in Consideration of the sum of TEN AND NO/100---------- ($10.00) *DOLLARS* cash in hand paid by Burnease Piper Kilgo, and other good and valuable consideration, the receipt of which is hereby acknowledged, ----------

MAY-6-	CONV	12,900.00			
MAY-6-	STAX		A*	33.54	
MAY-6-	RGFEE		A*	.50	
MAY-6-	WDEED		A*	6.00	* 40.04

I, Estelle Vance Jent, a widow----------

have bargained and sold, and by these presents do transfer and convey unto the said Burnease Piper Kilgo, a widow, her

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I: Being the southerly 182 feet of the easterly 50 feet of Lot No. 2 on the Kennedy and Graves' Plan of Monte Vista, as of record in Book 421, page 143, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the southeast corner of the property conveyed to Ed F. Bills et ux, by deed from Osborne C. Dodd et ux, of record in Book 2043, page 507, said Register's Office; thence eastwardly 50 feet to the corner of Lots Nos. 2 and 4; thence with the line between said two lots northwardly 182 feet; thence westwardly 50 feet to a point in the eastern boundary line of said Bills' property; thence with said Bills' easterly line southwardly 182 feet to the beginning.

Being the same property conveyed to Clarence H. Jent, Sr. and wife, Estelle Vance Jent, by deed from Albert D. Smith et ux, of record in Book 2545, page 229, said Register's Office, the said Clarence H. Jent, Sr. having since died.

(See more description on reverse side)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 12,900.00

X Burnease Piper Kilgo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF May 1971

MY COMMISSION EXPIRES: April 3, 1975 (AFFIX SEAL)

Irene D. Hoddinott
Notary Public

DAVIDSON COUNTY

TRACT 2: Being parts of Lots 4 and 6 on the Map of Kennedy and Graves Subdivision of Monte Vista, as of record in Book 421, page 143, Register's Office for said County, described as follows:

Beginning at a point in the center of McAlpine Avenue, 55 feet east of the common corner of Lots Nos. 2 and 4; thence southerly parallel to the line between said Lots 220 feet to a point; thence westerly 55 feet to a pant in the line between Lots Nos. 2 and 4; thence southerly 168.5 feet to the south line of said Subdivision; thence easterly 99.1 feet to a pant which is 14 feet west of the line between Lots 4 and 6; thence northerly 255 feet to a point in the line between Lots 4 and 6; and continuing northerly 109.7 feet to a point in the southerly margin of McAlpine Avenue, 7 feet east of the line between lots 4 and 6, and continuing northerly 20 feet, more or less, to a point in the center line of McAlpine Avenue; thence with the center line of same westerly to the common corner of Lots 4 and 6; thence with the center line of said Avenue westerly 58.1 feet to the beginning.

Being the same property conveyed to Clarence H. Jent, Sr.and wife Estelle Vance Jent, as Estelle Jent, by deed from John A. Wright and wife, of record in Book 2342, page 117, said Register's Office, the said Clarence H. Jent, Sr. having since died.

This conveyance is made subject to an easement to Metropolitan Government of Nashville, Tennessee, Davidson County, of record in Book 4071, page 27, R.O.D.C., Tennessee.

unimproved (X) This is improved ( ) property, known as 1124 McAlpine Avenue, Nashville, Tennessee
(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 Burnease Piper Kilgo, a widow, her *heirs and assigns, forever.*

And I *do covenant with the said* Burnease Piper Kilgo, a widow *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, Estelle Vance Jent, a widow, *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Burnease Piper Kilgo, a widow, her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 6th *day of* May, *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 Estelle Vance Jent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, James D. Holliston, a Notary Public in and for said County and State, the within named Estelle Vance Jent, a widow,

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 6th day of May, 19 71.

James D. Holliston, Notary Public.

Commission Expires April 30, 1975.

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 .....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.....

019,374-4

WARRANTY DEED

FROM

ESTELLE VANCE JENT, a widow

TO

BURNEASE PIPER KILGO, a widow

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

Compliments of
GUARANTY TITLE
Office of
CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

IDENTIF. REFERENCE
B 1 3 8 2 2
MAY 6 2 55 PM '71
FELIX Z. HUTSON II REGISTER
DAVIDSON COUNTY, TENN.

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