WARRANTY DEED

BOOK 4499 PAGE 756

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Samuel Adams Wilson, (NAME)	Samuel Adams Wilson, (NAME)	118-11 158
230 Sixth Avenue North, (STREET ADDRESS OR ROUTE NUMBER)	230 Sixth Avenue North, (STREET ADDRESS)	
Nashville, Tennessee. (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee. (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ---FIFTEEN THOUSAND TWO HUNDRED SIXTY-NINE AND 31/100 ($15,269.31)---------- Dollars,

of which sum $7,000.00 has been paid in cash by Samuel Adams Wilson, receipt of which is acknowledged and the balance of $8,269.31 said Samuel Adams Wilson has assumed the payment of that sum now owing on a deed of trust indebtedness on said property, apparently owned by First Investment Company, secured by deed of trust to J. J. Foley, Jr., of record in Book 3945, Page 38, Register's Office for Davidson County, Tennessee, I, Ephra McCabe, acting for myself individually and also as executrix under the powers conferred by the Will of Grace McCabe, deceased. (Will Book 92, Page 25, Office of the County Court Clerk of Davidson County, Tennessee).

have this day bargained and sold, and do hereby transfer and convey unto the said Samuel Adams Wilson,

his

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 3, Block I, on the Plan of Berry Hill Gardens as of record in Book 1130, page 36, Register's Office for said County.

Said Lot fronts 65 feet on the easterly side of East Iris Drive and runs back between parallel lines 139.85 feet to a dead line.

Being the real property conveyed to Grace McCabe and Ephra McCabe from Elizabeth N. Johnson, by deed of record in Book 3987, page 314, Register's Office for Davidson County, Tennessee. The said Grace McCabe has since died testate, devising her undivided one-half interest in the premises in four equal shares to Dorothy Ann Pugh, Brenda Dillon, Ro Nelle Dillon, and Regina Dawn Pugh, but subject to a power to sell all real and personal property, as was vested in Ephra McCabe, executrix of the Will.

This deed was prepared by Mr. Newman Brandon, Attorney, 426 J. C. Bradford Building, Nashville, Tennessee.

REGISTER'S MEMO: Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,300.00

Subscribed and sworn to before me, this the 30th day of January, 1969.

Affiant Ephra McCabe

My commission expires: May 7, 1972 (Affix Seal)

Notary Public Kathryn Jaino

This is improved (X) property, known as 404 East Iris Drive, Nashville, Tennessee. (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 Samuel Adams Wilson,

his (successors), 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, except as above stated.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Samuel Adams Wilson,

his

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 30th day of January, 1969 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ephra McCabe

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Kathryn Zaino, a Notary Public in and for said County and State, Ephra McCabe, acting for herself and also as executrix of Grace McCabe, deceased,

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 January, 19 69.

Kathryn Zaino Notary Public

Commission expires May 7, 1972.

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-6-	CONV	15,300.00			
MAY-6-	S TAX		A*	39.78	
MAY-6-	PAFEE		A*	.50	
MAY-6-	W DEED		A*	3.00	* 43.28

Mail Warranty Deed to 230 - 6th Ave. North Nash. Tenn

WARRANTY DEED

FROM Ephra McCabe

TO Samuel Adams Wilson.

B 13841

IDENTIF. REFERENCE

MAY 6 3 47 PH '71

FELIX Z. WILSON 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