Request by James Wyatt

WARRANTY DEED

BOOK 4500 PAGE 374

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
C. E. Francis	C. E. Francis	Map 102-1
(NAME)	(NAME)	
6407 Charlotte Road	6407 Charlotte Road	par 114
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn.	Nashville, Tenn.	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

Ten ($10.00) and no/100 - - - - - - - - - *Dollars,*

cash in hand paid by C. E. Francis and wife Fannie J. Francis and other good and valuable considerations, the receipt of which is hereby acknowledged.

I, Grace Baytes, a widow

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

C. E. Francis and wife Fannie J. Francis

their *(successors), heirs and assigns,*

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

Being lots Nos. 14 and 15 of Section 5 on the Plat showing the division of the John B. Cowden property, being part of lots Nos. 4 and 5 of the Brent Spence Place, not of record, described as follows:
Beginning at the northeast corner of Hill Circle and Cowden Avenue; thence with the northerly margin of Hill Circle, north 74 degrees 25' east 148.2 feet; thence north 6 degrees 30 ' west 146.5 feet to the corner of lots Nos. 13, 14 and 15; thence north 35 degrees west 87 feet to the corner of lots Nos. 15 and 16; thence with the line between said two lots south 59 degrees 30' west 204 feet to the easterly margin of Cowden Avenue; thence with said Avenue, south 22 degrees east 11.5 feet, continuing with said Avenue south 35 degrees east 88.5 feet; thence south 35 degrees east 79 feet to the beginning.
Being the same property conveyed to Ollie M. Baytes and wife Grace Baytes by two deeds from John S. Cowden and wife, one of record in book 2242, page 420, and the other of record in book 2488, page 540, Register's Office for said County, the said Ollie M. Baytes having since died.

This instrument was prepared by James R. Wyatt, 100 39th. Ave. No. Nashville, Tenn.

Taxes for the year 1971 and pro-rated and assumed by grantees.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 4,500.00

Subscribed and sworn to before me, this the 7th day of May 19 71

Affiant

My commission expires: 2-1-75 (Affix Seal)

Notary Public

This is improved (X) unimproved property, known as Hill Circle and Cowden Avenue, Nashville, Tenn.
(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

C. E. Francis and wife Fannie J. Francis

their *(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.*

I *further covenant and bind* myself my *heirs and representatives, to warrant and forever defend the title to said real estate to said* C. E. Francis and wife Fannie J. Francis

their

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

Witness my *hand this* 7th *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.*

Mrs Grace Baytes

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, H. B. Duncan, *a Notary Public in and for said County and State,* Grace Baytes

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 7TH *day of* May *1971*

H B Duncan
Notary Public

Commission expires 2-1-75

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 .....

WARRANTY DEED

FROM
Grace Baytes

TO
C. E. Francis, etux

B 1 4 1 3 4

IDENTIF. REFERENCE

MAY 10 11 53 AM '71
FELIX E. ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2056
NASHVILLE, TENNESSEE

MAY 10 '71 CONV $4,500.00
MAY 10 '71 S TAX A* 11.70
MAY 10 '71 PR FEE A* .50
MAY 10 '71 RCDED A* 3.00 * 15.20