MAIL TO: JIM STEVENS RLTY. AUCTION
3937 GALLATIN RD. NASHVILLE, TENN.

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 6,200.00

Ernest Neal
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF May, 19 71

Richard E. Hagy
Notary Public

MY COMMISSION EXPIRES: Sept. 12, 1973
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY BOOK 4505 PAGE 338

Henry K. Buckner, Jr. (NAME) 3937 Gallatin Rd. Nashville, Tenn. 37216 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard P. Lanius (NAME)	New owner (NAME)	Map 69-16
1615 Elizabeth St. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 59
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Thomas J. Carter and wife, Carrie I. Carter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard P. Lanius, Sr. and wife, Alma C. Lanius

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in the 13th, formerly the 23rd Civil District of Davidson County, Tennessee, being Lot No. 4 on the Map of J. J. Holzapfel's Subdivision, Bordeaux, Tennessee, not of record, and described according to a survey made by Watkins and Murray, Surveyors, Mar. 2, 1949, as follows:

BEGINNING on the northerly margin of Elizabeth Street, at the southwest corner of the property conveyed to A. W. Dixon and wife, by deed from J. J. Holzapfel and wife, of record in Book 1711, page 527; thence with the line between Lots Nos. 3 and 4 on said plan, northwardly 156.15 feet; thence westwardly 100 feet to the corner of Lots 4 and 5; thence with the line between said two lots, southwardly 156.15 feet to the northerly margin of Elizabeth Street; thence with said Street, eastwardly 100 feet to the beginning.

BEING the same property conveyed to Thomas J. Carter and wife Carrie I. Carter by deed from J. J. Holzapfel and wife as of record in Book 1848, page 384, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1615 W. Elizabeth Rd. (House Number) (Street) Nashville, Tenn. (P. O. Address) (City or Town) 37218 (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 26th day of May, 1971

Thomas J Carter

Carrie I Carter

K 4505

STATE OF TENNESSEE
Davidson County

BOOK 4505 PAGE 339

Personally appeared before me, Richard Hagey, a Notary Public in and for said County and State, the within named Thomas J. Carter and wife, Carrie I. Carter,

the bargainor S, 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 26th day of May 19 71

Commission expires Sept. 12, 1973

Richard E. Hagey
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

MAIL TO: JIM STEVENS RLTY. AUCTION
3937 GALLATIN RD. NASHVILLE, TENN.

WARRANTY DEED

FROM
THOMAS J. CARTER, ETUX

TO
RICHARD P. LANIUS, SR., ETUX

B 16312

IDENTIF. REFERENCE

MAY 26 1 07 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY26 CONV *6,200.00
MAY26 S TAX A* 16.12
MAY26 PR FEE A* .50
MAY26 W DEED A* 3.00 * 19.62