This Instrument Was Prepared By

Denny W. Pedigo (mg)
Of The Law Firm Pedigo & Samoon
Stahlman Building: Nashville, Tennessee

BOOK 4517 PAGE 215

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C. E. Francis (NAME:)	Same (NAME:)	Map 91-16
6122 Hickory Valley (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 34
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

MTD.

For and in Consideration of the sum of Nine Thousand and no/100----------
----------($9,000.00)----------*DOLLARS*

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

JUL-6??	CONV	*9,000.00			
JUL-6??	S'TAX		A*	23.40	
JUL-6??	PR'FEE		A*	.50	
JUL-6??	W'DEED		A*	6.00	* 29.90

We, Hill L. Goodwin, Gladys S. Malone and Lyda G. Riley,

have bargained and sold, and by these presents do transfer and convey unto the said C. E. Francis and wife, Fannie J. Francis
their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being lot No. 303 of Block "A" Charlotte Park Co's First Addition to West Nashville, which is of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.
Said lot fronts 50 feet on the north side of First Avenue and extends back northwardly between parallel lines 150 ~~feet~~ to an alley.
Being the same real property conveyed to Hill L. Goodwin, Gladys G. Malone and Lyda G. Riley, by deed from J. C. Dale, Jr., Clerk and Master, of record in book 1280, page 63, Said Register's Office.

B 21667

IDENTIF. REFERENCE

JUL 6 3 15 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MARY E. NASH NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 9,000.00

Subscribed and sworn to before me, this the 6th day of July, 19 71

C. E. Francis
Affiant

My commission expires: June 6, 1972
(Affix Seal)

Mary E. Nash
Notary Public

unimproved ( )
This is improved (X) property, known as 4402 (House Number) Park Avenue, (Street) Nashville, (P. O. Address:) Tennessee (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 C. E. Francis and wife, Fannie J. Francis *their heirs and assigns, forever.*

And we *do covenant with the said* C. E. Francis and wife, Fannie J. Francis *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,* except 1971 taxes which are prorated and assumed by the Grantees.

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* C. E. Francis and wife, Fannie J. Francis *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 28th *day of* June, *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 Hill L. Goodwin
Hill L. Goodwin

X Gladys G. Malone
Gladys G. Malone

X Lyda G. Riley
Lyda G. Riley

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STATE OF OHIO
COUNTY OF HAMILTON

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named* Hill L. Goodwin

.....

.....

the bargainor....., *with whom I am personally acquainted, and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Cincinnati, Ohio, *this* 28th *day of* June, *19*71.

LINDA L. SARNETT — Linda L Sarnett, *Notary Public.*
Notary Public, Hamilton County, Ohio
My Commission Expires Oct. 9, 1974

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Emery, *a Notary Public in and for said County and State, the within named* Gladys G. Malone

.....

.....

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* July, *19*71.

Mary Emery, *Notary Public.*

Commission Expires June 6, 1972.

STATE OF TENNESSEE
COUNTY OF COFFEE

Personally appeared before me, Joe B Shapard, *a Notary Public in and for said County and State, the within named* Lyda G. Riley

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.....

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 Tullahoma, Tennessee, *this* 15th *day of* July, *19*71.

Joe B Shapard, *Notary Public.*

Commission Expires July 16, 1973

Commission Expires.....