# WARRANTY DEED

BOOK 4519 PAGE 441

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Robert F. Alvey et ux. | Guaranty Mortgage Company | |
| 926 Fairwin Drive (NAME) | 311 7th Avenue North (NAME) | Map 72-9 |
| Nashville, Tennessee (STREET ADDRESS OR ROUTE NUMBER) | Nashville, Tennessee 37219 (STREET ADDRESS) | Par. 397 |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | Pid |

*FOR AND IN CONSIDERATION of the sum of* Nineteen Thousand and no/100---------- ----------($19,000.00)---------- *Dollars,*

cash in hand paid by Robert F. Alvey and wife, Ruth B. Alvey, the receipt which is hereby acknowledged.

I, Ruth Banks Sedberry,

*have this day bargained and sold, and do hereby transfer and convey unto the said* Robert F. Alvey and wife, Ruth B. Alvey,

her *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being lot No. 59 on the Map of Eskridge Subdivision of part of the W. B. Franklin property, of record in book 547, page 52, Register's Office for said County.
Said lot No. 59 fronts 60 feet on the southerly side of Fairwin Avenue and runs back between parallel lines 175 feet to a dead line.
Being the same property conveyed to L. S. Sedberry and wife, Ruth Banks Sedberry, by deed from Paul Randall Dixon, et al, of record in book 1360, page 124, Register's Office for said County, the said L. S. Sedberry having since died.

Co 19,000.00 49.40
ST .50
PF 4.00
WD

53.90

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 19,000.00

Subscribed and sworn to before me, this the 12th day of July 1971

Affiant Robert F. Alvey

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

Notary Public Mary Emery

This is unimproved (x) improved ( ) property, known as 926 Fairwin Avenue, 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* Robert F. Alvey and wife, Ruth B. Alvey, 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.,* except 1971 taxes which are prorated and assumed by the Grantees.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Robert F. Alvey and wife, Ruth B. Alvey, their *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* my *hand this* 12th *day of* July, 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.*

This Instrument Was Prepared By

Dewey W. Pedigo (mg)

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

Ruth Banks Sedberry

BOOK 4519 PAGE 442

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Mary Ensley, *a Notary Public in and for said County and State,* Ruth Banks Sedberry

*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* 12th *day of* July, *19* 71.

Mary Ensley, *Notary Public*

*Commission expires* June 6, 1972

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

Ruth Bank Sedberry

TO

Robert F. Alvey, et ux.

B 22596

IDENTIF. REFERENCE

JUL 13 10 09 AM '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 256-2050
NASHVILLE, TENNESSEE

Ruan, Title 2 11758