BOOK 4523 PAGE 509

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Mrs. Rosa Baggett Edwards (NAME)	Mrs. Rosa Baggett Edwards (NAME)	119-13
503 Timmons Street (STREET ADDRESS OR ROUTE NUMBER)	503 Timmons Street (STREET ADDRESS)	138
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. (CITY) (ZONE) (STATE)	6DA 37077

FOR AND IN CONSIDERATION of the sum of ($10.00)----------
Ten and No/100 ---------- Dollars,
cash in hand paid by Rosa Baggett Edwards and Rozella G. Farrar, and other good and valuable considerations, receipt of all of which is hereby acknowledged, we, John Aubrey Fey and wife, Margaret Fey also disclose an indebtedness which is to be assummed by the grantees and which indebtedness is evidenced by an instrument of record in Book 3461, Page 446, Register's Office for Davidson County.

We, John Aubrey Fey and wife, Margaret Fey

have this day bargained and sold, and do hereby transfer and convey unto the said Rosa Baggett Edwards and Rozella G. Farrar, and to the survivor of them, it being the express intention of the grantors herein to vest in the said grantees. a survivorship estate, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: Being Lot No. 46 on the map of College Heights, as of record in Book 332, Page 19, Register's Office for said County. Said Lot fronts 50 feet on the southerly side of Timmons Street and runs back between parallel lines 169 feet to an alley.
Being the same property conveyed to John Aubrey Fey and wife, Margaret Fey, by deed from Homer McEwen and wife, Ella Mai McEwen, as of record in Book 3850, Page 495, Register's Office for said County.

JANE C. FRANKS, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $ 6,082.97
Subscribed and sworn to before me, this the 26th day of July, 19 71
Affiant Margaret Fey
My commission expires: Feb. 20 1972 (Affix Seal)
Notary Public Jane C. Franks Jr.

This is unimproved ( ) improved (X) property, known as 503 Timmons Street (House Number) (Street) Nashville P. O. Address: (City or Town) Tennessee

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Rosa Baggett Edwards and Rozella G. Farrar, and to the survivor of them, their (successors), heirs and assigns forever. they covenant that they are 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 hereinabove noted.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Rosa Baggett Edwards and Rozella G. Farrar and to the survivor of them, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 26th 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.

John Aubrey Fey
Margaret Fey

This instrument prepared by:
Jane C. Franks
Jane C. Franks, Attorney

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, J.N. Franks, Jr., *a Notary Public in and for said County and State,* John Aubrey Fey and wife, Margaret Fey,

the within named 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, Davidson County, Tennessee *this* 26th. *day of* July, *19* 71

J.N. Franks, Jr.
Notary Public

Commission expires Feb. 20, 1972

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 .....

JUL 27 75 CONV *6,082.97
JUL 27 75 S'TAX A* 15.86
JUL 27 75 PB'FEE A* .50
JUL 27 75 W'DEED A* 4.00 * 20.36

WARRANTY DEED

FROM
John Aubrey Fey, et ux

TO
Mrs. Rosa Baggett Edwards
and
Rozella G. Farrar

B 24409

IDENTIF. REFERENCE

JUL 27 10 58 AM '71

FELIX Z. [illegible] 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

Grace C. Franks, Ntty
310 Stahlman Bldg.
Nashville, Tenn. 37219