BOOK 4521 PAGE 693

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July 19 71

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Geo. H. Cate, Atty., 510 Stahlman Bldg., Nashville, Tn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rufus Hughes (NAME)	Same (NAME)	92-2
[illegible] (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	385
Nashville, Tn. (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, I, Minnie Algie Mai Ellis, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rufus Hughes

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

Being Lot 77 of Block One in the Subdivision of the Heffernan Place, a plan of which is of record in Book 161, Page 138, Register's Office for said County.

Said Lot 77 fronts 50 feet on the north side of Alameda Street and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to William Ellis and wife, Addie Ellis, by deed from Joseph R. Holmes, Jr., and wife, Burnadine Holmes, of record in Book 1298, Page 180, Register's Office for Davidson County, Tennessee. The said Addie Ellis having since died November 29th, 1963 and William Ellis died May 29th, 1969 and left surviving one child, Minnie Algie Mai Ellis, a single person, the Grantor herein.

Taxes for 1971 have been prorated and are assumed by Grantee.

This is unimproved ( ) improved (X) property, known as 2418 Alameda Street (House Number) (Street) Nashville, Tn. (P. O. Address) (City or Town) 37208 (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 my hand this 29th day of July, 1971

Minnie Algie Mai Ellis

STATE OF TENNESSEE
Davidson County

BOOK 4524 PAGE 694

Personally appeared before me, Geo. H. Cate, a Notary Public in and for said County and State, the within named Minnie Algie Mai Ellis

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 29th day of July, 19 71.

Commission expires July 23rd 1974

Geo. H. Cate
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

WARRANTY DEED

FROM Minnie Algie Mai Ellis

TO Rufus Hughes

B 24951

IDENTIF. REFERENCE

JUL 30 11 14 AM '71

FELIX [illegible] II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL30F	CONV	*2,100.00			
JUL30F	STAX		A*	5.46	
JUL30F	PRFEE		A*	.50	
JUL30F	WDEED		A*	4.00	* 9.96