BOOK 4521 PAGE 868 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,500.00

x Mrs. Laura Avery
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July, 19 71.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires O. L. 23, 1974

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

J. J. Foley, Jr., Attorney, 521 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Otha Avery et ux (NAME)	NOEL-PALMER MORTGAGE COMPANY, INC. (NAME)	71-16-400
1318 Rosedale Avenue (STREET ADDRESS OR ROUTE NUMBER)	402 Stahlman Building (STREET ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (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, John W. Arterbery and wife, Marilyn C. Arterbery

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Otha Avery and wife, Laura A. Avery

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 Davidson County, Tennessee, being Lot No. 17 on the Plan of Joy Gardens, of record in Book 3842, page 68, Register's Office for said County.

SAID Lot No. 17 fronts 50.0 feet on the westerly side of Rosedale Avenue and runs back between lines 135.18 feet on the northerly line and 115.04 feet on the southerly line, to a line at the rear on which it measures 53.90 feet.

BEING the same property conveyed to John W. Arterbery and wife, Marilyn C. Arterbery by deed from W. L. Bainbridge Company, of record in Book 4156, page 149, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 3965, page 722, easements and conditions as set forth on the above plan of record; and taxes for the year 1971 which have been pro-rated and assumed by the grantees herein.

As part of the above consideration the grantees herein assume and agree to pay the unpaid balance owing on an unpaid note executed by the grantors herein in the original amount of $11,550.00, of record in Book 4156, page 150, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1318 Rosedale Avenue, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (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 hand s this 28th day of July, 19 71

John W. Arterbery
John W. Arterbery

Marilyn C. Arterbery
Marilyn C. Arterbery

K 4524

STATE OF TENNESSEE
Davidson County

BOOK 4524 PAGE 869

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John W. Arterbery and wife, Marilyn C. Arterbery

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 28th day of July 19 71

Commission expires My Commission Expires Oct. 23, 1974

C. Houston Jr.
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

WARRANTY DEED

FROM

JOHN W. ARTERBERY, ET UX

TO

OTHA AVERY, ET UX

325037

IDENTIF. REFERENCE

JUL 30 3 12 PM '71

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Mail to: Otha Avery
1318 Rosedale Avenue
Nashville, Tennessee

JUL 30 71	CONV	15,500.00			
JUL 30 71	STAX		A*	40.30	
JUL 30 71	PBFEE		A*	.50	
JUL 30 71	WDEED		A*	4.00	* 44.80