THIS INSTRUMENT WAS PREPARED BY

HARLAN DODSON
NASHVILLE, TENNESSEE Attorney

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr & Mrs H. Stennis Little, Jr. (NAME)	~~Same~~ (NAME)	OH 11306
1012 Tyne Boulevard (STREET ADDRESS OR ROUTE NUMBER)	Columbia Federal Savings (STREET ADDRESS)	
Nashville, Tennessee 37220 (CITY) (P. O. ZONE) (STATE)	Nashville 37219 Tenn. (CITY) (ZONE) (STATE)	BOOK 4531 PAGE 95

For and in Consideration of the sum of Three Sixty Thousand ($63,000.00) *DOLLARS*

cash in hand paid by H. Stennis Little, Jr., and wife, Susan P. Little,

AUG 23	CONV	63,000.00			
AUG 23	STAX		A*	163.80	
AUG 23	FEE		A*	.50	
AUG 23	RECD		A*	6.00	* 170.30

I, Mrs. Virginia S. Dodson,

have bargained and sold, and by these presents do transfer and convey unto the said H. Stennis Little, Jr., and wife, Susan P. Little,

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A certain lot or parcel of land situate, lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being Lot No. 7 on the Map of the First Addition to Lealand Manor, a part of the Overton Lea Estates, not of record, described according to a survey made by William A. Pitts, February 7, 1947.

Being on the northerly margin of Tyne Boulevard at the corner of Lots No. 6 and 7; thence with the line between said lots, north 2° 29' east 450.6 feet to the south line of Gateway Acres, Second Addition; thence with said line, westwardly 300 feet to the corner of Lots Nos. 7 and 8; thence with the line between said lots, southwardly 463 feet to the northerly margin of Tyne Boulevard; thence with the northerly margin of same, eastwardly 300 feet to the beginning.

Being the same property conveyed to Virginia S. Dodson by deeds from Ray E. Garrett and wife, of record in Book 1973, page 164; and from K. Harlan Dodson, Jr., of record in Book 4138, page 327; Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 63,000.00

Subscribed and sworn to before me, this the 20TH day of August 19 71

H. Stennis Little
Affiant

My commission expires: July 25 1972 (Affix Seal)

Margaret L. Yates
Notary Public

K. Harlan Dodson, Jr., the husband of Mrs. Virginia S. Dodson, joins in this deed for the purposes of conveying any marital interest which he might have in said property.

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IDENTIF. REFERENCE

Aug 23 8 26 AM '71

FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

This is unimproved (X) improved (X) property, known as 1012 Tyne Blvd., (House Number) Nashville, (Street) Tennessee (P. O. Address: 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 H. Stennis Little, Jr., and Susan P. Little, their *heirs and assigns, forever.*

And I *do covenant with the said* H. Stennis Little, Jr., and Susan P. Little, *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except for 1971 metropolitan taxes which have been pro rated and assumed by the purchasers, and easements and covenants of record.

And I, Virginia S. Dodson, *do further covenant and bind* my *heirs and representatives, to warrant and forever defend the title to the said land to the said* H. Stennis Little, Jr., and Susan P. Little, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 20th *day of* August, *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.*

Virginia S. Dodson

K. Harlan Dodson, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mrs. John Nanni, a Notary Public in and for said County and State, the within named Virginia S. Dodson

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 20th day of August, 19 71.

Mrs. John Nanni, Notary Public.

Commission Expires May 10, 1972

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mrs. John Nanni, a Notary Public in and for said County and State, the within named K. Harlan Dodson, Jr.,

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 Nashville, Tennessee, this 20th day of August, 19 71.

Mrs. John Nanni, Notary Public.

Commission Expires May 10, 1972

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.....