BOOK 4536 PAGE 771

THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
11th FLOOR J. C. BRADFORD BLDG
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP, PARCEL NUMBER
Lannie L. Boswell (NAME)	same (NAME)	Map 94-13
29 Lafayette Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 103
Nashville, Tenn. 37210 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	mp

FOR AND IN CONSIDERATION of the sum of $10.00----------

----------TEN AND NO/100---------- *Dollars,*

Cash paid by Lannie L. Boswell and wife, Doris L. Boswell, and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, Morris & Lewis, a partnership composed of M. C. Morris and I. D. Lewis, and Sidney Averbuch,

have this day bargained and sold, and do hereby transfer and convey unto the said Lannie L. Boswell and wife, Doris L. Boswell, their ~~successors~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lots Nos. 1 and 2 on the Map of the Subdivision of Lots Nos. 20, 21 and 22 of the W. B. Lewis Plan, of record in book 57, page 92, Register's Office for said County, as follows:
Said Lot No. 1 fronts 50 feet on the westerly side of Rundle Avenue and runs back between parallel lines, with the southerly margin of Calhoun Avenue, 170 feet to an alley.
Said Lot No. 2 fronts 50 feet on the westerly side of Rundle Avenue and runs back between parallel lines, 170 feet to an alley.
Included in the above description but expressly excluded therefrom, is a tract of 1225 square feet conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, by deed of record in book 3891, page 193, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 26,500.00

Subscribed and sworn to before me, this the 11th day of September 19 71

Affiant

My commission expires: 8/9/72 (Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as ..... (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 Lannie L. Boswell and wife, Doris L. Boswell, their ~~successors~~, *heirs and assigns forever.* We *covenant that* we 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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Lannie L. Boswell and wife, Doris L. Boswell, their ~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 9th *day of* September, 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.*

MORRIS & LEWIS

M. C. Morris, Partner

I. D. Lewis, Partner

Sidney Averbuch

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Beverly Jo Womble, *a Notary Public in and for said County and State,* M. C. Morris and I. D. Lewis, partners of Morris & Lewis, and Sidney Averbuch, *the within named bargainors, 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* 9th *day of* September, *19* 71.

Beverly Jo Womble *Notary Public*

Commission expires 8/9/72

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 .....

SEP 15 71 CONV 26,500.00
SEP 15 71 S'TAX A* 68.90
SEP 15 71 PR'FEE A* .50
SEP 15 71 W'DEED A* 4.00 * 73.40

WARRANTY DEED

FROM
Morris & Lewis and
Sidney Averbuch
TO
Lannie L. Boswell, et ux

B 30506

IDENTIF. REFERENCE

SEP 15 11 46 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 256-2656
NASHVILLE, TENNESSEE

Dobson & Johnson, Inc.