K 4537

TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:

Franklin Cordell Kimbro
(NAME)

2417 Kline Avenue
(STREET ADDRESS OR ROUTE NUMBER)

Nashville, Tennessee
(CITY) (P. O. ZONE) (STATE)

SEND TAX BILLS TO:

Same
(NAME)

Same
(STREET ADDRESS)

(CITY) (ZONE) (STATE)

MAP-PARCEL NUMBERS

Map 116-B
Pcl. 138

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PW

For and in consideration of the sum of $10.00
TEN and no/100 DOLLARS
cash in hand paid by FRANKLIN CORDELL KIMBRO

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,
EMMA BURNETTE KIMBRO, now WADDEY

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 304 and the southerly one-half of Lot No. 305 on the Map of Grandview Heights, as of record in Book 161, page 14 and 15, Register's Office for said County. Said lot and part of said lot adjoin and front together 75 feet on the southwesterly side of Kline Avenue and run back between parallel lines 150 feet to an alley.
Bein g the same property conveyed to Emma Burnette Kimbro, for her sole and separate estate, by deed from J. L. Robertson and wife, as of record in Book 1629, page 454, said Register's Office.

The actual consideration for this transfer or value of property (whichever is greater) is $ $10,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Franklin Cordell Kimbro

PREPARED BY
C. H. BRILEY, JR., ATTORNEY
SUITE 2114, PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

Sworn to and subscribed before me
this 15 day of September 1971.
Wm. H. Eason
My commission expires 8-15-73

This is unimproved ( ) improved (X) property, known as 2417 (House Number) Kline Avenue, (Street) Nashville, Tennessee (P. O. Address: City or Town) (Postal Zone)

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.

Whenever 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 hands this 14th day of September, 19 71.

EMMA BURNETTE KIMBRO WADDEY
Emma Burnette Kimbro Waddey

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, John C Jeffords Jr, a Notary Public in and for said County and State, the within named
EMMA BURNETTE KIMBRO WADDEY
the bargainors, 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 14th day of September, 19 71

Commission expires July 28, 1973 Notary Public John C Jeffords

TENNESSEE TITLE COMPANY

Warranty Deed
G-222247

FROM
Emma Burnette Kimbro Waddey

To
Franklin Cordell Kimbro

REGISTER STAMP BELOW

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

Published by
TENNESSEE TITLE COMPANY
2114 Parkway Tower
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2290
1004

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IDENTIF. REFERENCE

SEP 17 9 36 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SEP 17	CONV	10,000.00				
SEP 17	S'TAX		A*	26.00		
SEP 17	PB'FEE		A*	.50		
SEP 17	W'DEED		A*	4.00	*	30.50