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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 9,000.00

Annie B. P. Hayden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF September, 19 71

Claudia M. Smith
Notary Public

MY COMMISSION EXPIRES: 12/12/73

(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
John H. Woods, Sr. and Annie B. P. Hayden (NAME)	SAME (NAME)	18W-05950
1207 Boscobel Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37206 (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, James Ellis Rader and wife, Verna Mae

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Annie B. P. Hayden and John H. Woods, Sr.

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 Lots Nos. 144 and 145 on the Plan of East Edgefield Addition to Nashville, as of record in Book 21, page 147, Register's Office for said County.

SAID Lots Nos. 144 and 145 front together 100.0 feet on the northerly side of Boscobel Street and extend back between parallel lines 170.0 feet to an alley.

BEING the same property conveyed to James Ellis Rader by deed from Walter Russell and wife, Beverly Sue Russell, of record in Book 4455, page 314, Register's Office for Davidson County, Tennessee. Verna Mae Rader joins in this conveyance for the express purpose of releasing any and all marital rights she may have in this property.

As a part of the above consideration the Grantees herein assume and agree to pay the unpaid balance owing on a certain note to Edwin B. Raskin Company in the original amount of $9,000.00 and secured by a deed of trust of record in Book 4386, page 857, Register's Office for Davidson County, Tennessee.

1207½ Boscobel Street

This is ~~unimproved~~ ( ) improved property, known as 1207 Boscobel Street, Nashville, Tennessee 37206
(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 20th day of September, 19 71

James Ellis Rader
James Ellis Rader

Verna Mae Rader
Verna Mae Rader

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Ellis Rader and wife, Verna Mae Rader

the 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 20th day of September 19 71

Commission expires 12/12/73

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
JAMES ELLIS RADER, ET UX

TO
ANNIE B. P. HAYDEN, AND
JOHN H. WOODS, SR.

B 3 1 4 7 8

IDENTIF. REFERENCE

SEP 22 1 27 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Mail to: Annie B. P. Hayden
1207 Boscobel Street
Nashville, Tennessee 37206

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SEP 22	CONV	*9,000.00			
SEP 22	S'TAX		A*	23.40	
SEP 22	PR'FEE		A*	.50	
SEP 22	W'DEED		A*	4.00	* 27.90