BOOK 1519 PAGE 876

This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED

TTC-222855

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
117-4-166	Ephraim Winrow, Jr. same as below	New Owner
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
24W-01610	2701 Oakland Avenue	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF THE COUNTY REFERRED TO BELOW.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

NOV-2[illegible]	CONV	22,000.00			
NOV-2[illegible]	STAX		A*	57.20	
NOV-2[illegible]	PRFEE		A*	.50	
NOV-2[illegible]	WDEED		A*	4.00	* 61.70

BEULAH H. FORD, now WALTERS and husband, PAUL E. WALTERS hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto EPHRAIM WINROW, JR.

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 139 and the northerly one-half of Lot No. 138, on the Plan of Belmont Terrace, of record in Book 421, page 101, Register's Office for said County.

Said Lot No. 139, which is a corner lot, and said portion of Lot No. 138 fronts together 64.7 feet on the westerly margin of Oakland Avenue and fronts 151.3 feet on the southerly margin of Rosewood Avenue, said frontage being joined by a curve having a length of 15.9 feet, and extend back 75 feet on the westerly line and 161.5 feet on the southerly line to a point of intersection.

Being the same property conveyed to Beulah Walters, formerly Beulah H. Ford, by two deeds, one to Beulah Walters from E. C. Chamberlin and wife Laura Smith Chamberlin, of record in Book 1715, page 212, as to said portion of Lot No. 138, and the other to Beulah H. Ford from Nashville Investment and Realty Company, a Tennessee corporation, of record in Book 1285, page 629, as to said Lot No. 139.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 28th day of October, 1971

Paul E. Walters

Paul E. Walters

Beulah H. Ford Walters

Beulah H. Ford Walters

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named

Beulah H. Ford, now Walters and husband, Paul E. Walters

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, the 28th day of October, 1971.

Reau E. Folk Jr.
Notary Public

My commission expires: July 23, 1974

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

_____
Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,000.00

Ephraim Winrow
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF October, 1971

MY COMMISSION EXPIRES: July 23, 1974 (AFFIX SEAL)

Reau E. Folk Jr.
Notary Public

WARRANTY DEED
REF: VS

FROM

BEULAH H. FORD WALTERS AND HUSBAND, PAUL E. WALTERS

TO

EPHRAIM WINROW, JR.

B 36321

IDENTIF. REFERENCE

Nov 2 9 15 AM '71

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public