BOOK 4551 PAGE 681 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 8,343.80

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF October 1971

Notary Public

MY COMMISSION EXPIRES: 5-11-1974

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Gaston Realty Company, Inc. (NAME) 2820 Bransford Ave., Nashville, Tenn. 37204 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marbut G. Gaston Realty Co., Inc. (NAME)	Marbut G. Gaston Realty Co., Inc. (NAME)	Map 103-4
2820 Bransford Ave. (STREET ADDRESS OR ROUTE NUMBER)	2820 Bransford Avenue (STREET ADDRESS)	Par. 116
Nashville, Tenn. 37204 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	Pd

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, Franklin D. Howard and wife, Nellie Howard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marbut G. Gaston Realty Co., Inc.

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 Lot No. 5 of Block 2, on the Map of a part of Sylvan Park, as of record in Book 332, page 104, Register's Office for said County.

SAID Lot No. 5 fronts 50 feet on the southerly side of Wyoming, formerly 6th Avenue, and runs back between parallel lines, 160 feet to an alley.

BEING the same property conveyed to Franklin D. Howard and wife, Nellie Howard, by deed from Erna Sender, of record in Book 4399, page 525, Register's Office for Davidson County, Tennessee.

As part of the above consideration, the Grantees have assumed and agreed to pay the unpaid principal balance of a certain note payable to Erna Sender dated February 21, 1970, in the original principal amount of $6,000.00 with interest at 9% per annum, both principal and interest payable $75.00 monthly.

This is { unimproved ( ) / improved (X) } property, known as 4403 Wyoming Avenue (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37209 (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 16th day of October, 19 71

✓ Franklin D. Howard

x Nellie Howard

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, The undersigned Authority, a Notary Public in and for said County and State, the within named Franklin D. Howard and Wife Nellie Howard

the bargainor, 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 16 day of November 1971

Commission expires 5-11-1974

B. A. McBride
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 Franklin D. Howard and wife, Nellie Howard

TO Gaston Realty Company, Inc.

Mail To: Gaston Realty Co., Inc.
2820 Bransford Ave.
Nashville, Tenn. 37204

B 37183

IDENTIF. REFERENCE

Nov 9 9 24 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

NOV-9[illegible]	CONV	*6,343.80			
NOV-9[illegible]	S'TAX		A*	16.38	
NOV-9[illegible]	PR'FEE		A*	.50	
NOV-9[illegible]	W'DEED		A*	4.00	* 20.88