WARRANTY DEED

BOOK 4555 PAGE 576

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Julia Legans &Alma Reece	Same	Map 61-11
(NAME)	(NAME)	Gp. 281
1608 - 17th Avenue, North		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37208		
(CITY) (P. O ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Nine Thousand and No/100----------
----------($9,000.00)---------- *Dollars,*

cash in hand paid by Julia Legans and Alma M. Reece, the receipt of all of which is hereby acknowledged, I, Gertrude Roper and Bessie Buchanan

have this day bargained and sold, and do hereby transfer and convey unto the said Julia Legans and Alma M. Reece, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being the southerly 50 feet of lot No. 375 on the Plan of McGavock, Wetmore & Others' Second Addition called the Addition to the Town of McGavock, as of record in book 21, page 41, Register's Office for said County.

Said part of lot No. 375 fronts 50 feet on the easterly side of 17th Avenus North, formerly James Street, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Gertrude Campbell for life then to Gertrude Roper and Charles R. Buchanan, by deed from Gertrude Campbell, of record in book 4223, page 386, and the said Gertrude Campbell conveyed her interest in premises to Gertrude Roper, by Quitclaim Deed of record in book 4439, page 451, and the said Charles R. Buchanan, conveyed his interest in premises to Gertrude Roper,by Quitclaim Deed of record in book 4541, page 966, Register's Office for said County. The said Bessie Buchanan joins in this conveyance for the express purpose of conveying any and all interest in the above property which may have remained in her as the then wife, of Carles R. Buchanan, grantor in deed of record in book 4064, page 855, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 9,000.00

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

Affiant Gertrude Roper

My commission expires: 8/28/73 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1608 - 17th Avenue, North, Nashville, Tennessee 37208 (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 Julia Legans and Alma M. Reece, their *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* ,except for 1971 taxes which are prorated and assumed by purchasers

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Julia Legans and Alma M. Reece, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* ~~XXXX~~ 19th *day of* November, 1971, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Bessie Buchanan

Gertrude Roper

This Instrument Was Prepared By

Dewey W. Pedigo R.P.

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Gertrude Roper and Bessie Buchanan, a Notary Public in and for said County and State,

the within named 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 19 day of November, 19 71.

Commission expires 8/28/73

Notary Public

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 .....

NOV23 CONV *9,000.00
NOV23 S TAX A* 23.40
NOV23 PB FEE A* .50
NOV23 MTGREC A* 4.00 * 27.90

WARRANTY DEED

FROM

Gertrude Roper

TO

Julia Legans and Alma Reece

B 38896

IDENTIF. REFERENCE

Nov 23 12 08 PM '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