BOOK 4563 PAGE 828

# WARRANTY DEED

MAIL TO: JIM STEVENS RLTY. AUCTION
3937 GALLATIN RD. NASHVILLE, TENN.

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Rock city Machine Co. (NAME) | same (NAME) | |
| 307 3 Ave. So. (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville Tenn. (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | 13 VV-08560 |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- Dollars, and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 4428, page 416, Register's Office for said County.

We, Homer E. Wilson and wife, Beatrice Wilson

have this day bargained and sold, and do hereby transfer and convey unto the said

Rock City Machine Co., Inc.,

its successors and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in the 2nd, formerly the 13th Ward of the City of Nashville, Davidson County, Tennessee, being part of Lot No. 18 on the First Plan of Davidson Academy lots, not of record, described as follows:

Beginning at a point on the westerly side of 3rd Avenue south, formerly College Street, 98 feet northerly from the northwest corner of said Avenue and Franklin Street; thence westerly and parallel with said Street 167 feet, more or less to the easterly side of Almond, formerly Hume Street, thence with same northerly 50 feet; thence easterly 167 feet more or less to the westerly side of said 3rd Avenue South; thence with same, southerly 50 feet to the beginning.

Being the same property conveyed to Homer E. Wilson by deed from Mrs. Lucile Olive Yohe of record in Book 2742, page 530, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 12,000.00

Subscribed and sworn to before me, this the 23rd day of December 19 71

My commission expires: My Commission Expires Nov. 20, 1972 (Affix Seal)

Affiant G.W. Lovell Jr.

Notary Public

This is unimproved ( ) improved (X) property, known as 325 3rd ave. So. Nashville, Tenn.
(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 Rock City Machine Co., Inc., its successors (successors), heirs and assigns forever. We covenant that we are 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 as noted above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Rock City Machine Co., Inc., its successors (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 23rd day of December, 1971, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Homer E. Wilson

Beatrice E. Wilson

This Instrument Was Prepared By

Phillip Saindon (gbl)

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

MAIL TO: JIM STEVENS RLTY. AUCTION
3937 GALLATIN RD. NASHVILLE, TENN.

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jim Stevens, a Notary Public in and for said County and State, Honer E. Wilson and wife, Beatrice Wilson the within named 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 23rd day of December, 1971.

Jim Stevens
Notary Public

Commission expires My Commission Expires Nov. 20, 1972

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 ...

DEC27 CONV 12,100.00
DEC27 S'TAX A* 31.46
DEC27 PR'FEE A* .50
DEC27 W'DEED A* 4.00 * 35.96

WARRANTY DEED

FROM
HOMER E. WILSON, ET UX

TO
ROCK CITY MACHINE CO., INC.

B 42505

IDENTIF. REFERENCE

DEC 27 10 12 AM '71

FELIX L. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

Compliments of
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Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
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