WARRANTY DEED

BOOK 4571 PAGE 552

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David Vincent	Same	
(NAME) 4224 Kings Court	(NAME)	Map 82.5
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tenn 37208	(STREET ADDRESS)	Pcl. 19
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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.

We, Otis W. Charlton and wife, Louise R. Charlton

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

David Vincent and wife, Ruth Vincent,

their ~~XXXXX~~ heirs and assigns,

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

Land in Davidson County, Tennessee, being the northerly 25 feet of Lot No. 47 and the south 12.5 feet of Lot No. 48 on the Map of D. T. McGavock's Addition to Nashville, as of record in Book 21, page 64, Register's Office for said County.

Said part of said lots adjoin and front together 37.5 feet on the easterly side of 4th Avenue North and run back between parallel lines 161 feet to an alley.

Being the same property conveyed to Otis W. Charlton and wife, Louise R. Charlton by deed from John Wilson and wife, Ruby L. Wilson of record in Book 4566, page 640, 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 $1,500.00

Subscribed and sworn to before me, this the 14 day of January 1972

Affiant

My commission expires: Aug. 14, 1975 (Affix Seal)

Notary Public

This is ~~unimproved~~ improved (X) property, known as 1806 - 4th Avenue North, Nashville
(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

David Vincent and wife, Ruth Vincent, their ~~XXXXX~~,

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 evidenced by instrument of record in Register's Office for said County and taxes.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said

David Vincent and wife, Ruth Vincent, their ~~XXXXX~~,

heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 21 day of January, 19 72, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Otis W. Charlton

Louise R. Charlton

This Instrument Was Prepared By

Newen W. Pedigo

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Dewey W. Pedigo, a Notary Public in and for said County and State, Otis W. Charlton and wife, Louise R. Charlton

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 21 day of January, 19 72

Dewey W. Pedigo Notary Public at Large

Commission expires 11-4-74

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.....

JAN24 72 CONV *1,500.00
JAN24 72 S'TAX A* 3.90
JAN24 72 PR'FEE A* .50
JAN24 72 W'DEED A* 4.00 * 8.40

WARRANTY DEED

FROM

OTIS W. CHARLTON, ET UX

TO

DAVID VINCENT, ET UX

B 46095

IDENTIF. REFERENCE

JAN 24 2 34 PM '72

FELIX [illegible] 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

PEDIGO & SAINDON