This instrument was prepared by: Andrew D. Tanner, Attorney
507 American Trust Building
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Eva Mae Davis	- Same -	24W-12565
(NAME) 1809 Sweetbrier Avenue	(NAME) BOOK 4599 PAGE 675	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37212	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

TEN and no/100---------- ($10.00) ---------- *Dollars,*
cash in hand paid and other good and valuable consideration,
the receipt of which is hereby acknowledged,

we, James W. McMillen and wife, Dorothy M. McMillen,

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

Eva Mae Davis, a widow

her *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. "D" on the Plan of Sweetbriar, as of record in Book 1835, page 18, Register's Office for Davidson County, Tennessee.

Said Lot No. "D" fronts 75 feet on the southerly side of Sweetbriar Avenue and extends back between parallel lines, 175 feet to an alley.

Being the same property conveyed to James W. McMillen and wife, Dorothy M. McMillen, by deed from John Paul Holden and wife, Sandra F. Holden, of record in Book 4258, page 111, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) Forty five foot building set-back line from Sweetbriar Avenue, and conditions of owner's certificate, as shown on plan of record in Book 1835, pg. 18, RODC; and (2) Restrictive covenants contained in an instrument of record in Book 1878, page 434, RODC, Tenn.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this tranefer is $ 22,500.00

Subscribed and sworn to before me, this the 8th day of May, 19 72

Eva Mae Davis
Affiant

My commission expires My Commission Expires Oct. 19, 1975 (Affix Seal)

Helen M. Blakely
Notary Public

This is unimproved ( ) improved (X) property, known as 1809 Sweetbriar Avenue, Nashville, Tennessee 37212
(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

Eva Mae Davis,

her *(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.*

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Eva Mae Davis,

her

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

Witness our *hand* s *this* eighth *day of* May, *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.*

Dorothy M. McMillen

James W. McMillen

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James W. McMillen and wife, Dorothy M. McMillen,

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 8th day of May, 1972.

Helen M Blakely Notary Public

Commission expires My Commission Expires Oct 19 1975

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.....

MAY-9'72 CONV 22,500.00
MAY-9'72 S TAX A* 58.50
MAY-9'72 PR FEE A* .50
MAY-9'72 W DEED A* 4.00 * 63.00

B 58649

IDENTIF. REFERENCE

MAY 9 9 46 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

JAMES W. McMILLEN et ux

TO

EVA MAE DAVIS

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Mail to: Mortgage Company, 2535 Franklin Road, Nashville, Tennessee 37204