THIS INSTRUMENT PREPARED BY: ROBERT H. POLK, ATTORNEY, 411 Stahlman Bldg. Nashville, Tn. 37201

WARRANTY DEED

BOOK 4656 PAGE 954

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ERNEST B. DILLARD (NAME:)	same (NAME:)	
4604 Illinois Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	91-12
Nashville, Tenn. 37209 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of One and 00/100 ---------- ($1.00) ---------- *DOLLARS* cash in hand paid by the Grantees, the receipt of which is hereby acknowledged and for the further consideration of the love and affection I have for my wife, Willie Kay Dillard, my daughter, Cornel Dillard Crouch, my stepdaughter, Connie Faye Ragsdale, my grandson, Michael Lafferty and my granddaughter, Billie Jean Upchurch, the Grantees ~~hereinafter~~ HERETOFORE named,

NOV20 72 CONV *5,500.00
NOV20 72 S'TAX A* 14.30
NOV20 72 PR'FEE A* .50
NOV20 72 W'DEED A* 8.00 * 22.80

I, Ernest B. Dillard,

have bargained and sold, and by these presents do transfer and convey unto the said Grantees in the portions hereinafter set out, *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 the westerly 19 feet of Lot No. 507, all of Lot No. 509 and the easterly 1 foot of Lot No. 511 of Block 87, Plan No. 1, West Nashville, as of record in Book 57, Pages 74 and 75, Register's Office for said County.

Said part of Lot No. 507, all of Lot No. 509 and part of 511 front together 45 feet on the northerly side of Illinois Avenue and extend back between parallel lines 150 feet to an alley.

Said property was devised to Mariah E. Robertson by will of Eugene U. Robertson, deceased, of record in Will Book 38, Page 517, County Court for said County.

Being the same property conveyed to Ernest B. Dillard by deed from Lida S. Jackson, et al, of record in Book 1312, Page 65, R.O.D.C., Tennessee.

My wife, Willie Kay Dillard, is vested with and shall have a life estate in the above styled property, together with the household goods and appliances in that portion of the home we live in. At her death, all of the right, title and interest in said real estate described hereinabove, is hereby vested in the remaindermen as follows:

One-fourth to be the property of Cornel Dillard Crouch, my daughter, one-fourth to be the property of Connie Faye Ragsdale, my stepdaughter, one-fourth to be the property of Michael Lafferty, my grandson and one-fourth to be the property of Billie Jean Upchurch, my granddaughter, provided further, that all of the household goods and appliances in the two apartments in the residence shall be considered a part of the real estate and passed to the remaindermen in the portions set out above.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 5,500.00

Subscribed and sworn to before me, this the 12th day of September, 1972

Ernest B. Dillard
Affiant

My commission expires: [illegible] 73 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 4604 Illinois Avenue, Nashville, Tenn. 37209
(House Number) (Street) P. O. Address: (City or Town)

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 in the life estate and proportion set out above to the remaindermen, their *heirs and assigns, forever.*

And I *do covenant with the said* Grantees *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*, except by a life estate in said real property, which is specifically reserved to the Grantor herein.

And I, Ernest B. Dillard *do further covenant and bind* myself, my *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.*

Witness my *hand this* 12th *day of* September, *19* 72, ~~*the corporate party, if any, having caused these presents to be signed hereto by its duly authorized officers on said day and date.*~~

Ernest B. Dillard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Rolande R. Quintin, a Notary Public in and for said County and State, the within named Ernest B. Dillard

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee, this 12th day of September, 19 72.

Rolande R Quintin, Notary Public.

Commission Expires 11-13-73

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at, this day of, 19.

, Notary Public.

Commission Expires.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared, with whom I cm 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.

WARRANTY DEED

FROM

ERNEST B. DILLARD

TO

WILLIE KAY DILLARD, ET AL

B8476 2

IDENTIF. REFERENCE

Nov 20 2 20 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE