BOOK 4686 PAGE 456

THIS INSTRUMENT PREPARED BY:
JOEL H. MOSELEY, ATTORNEY AT LAW
170 2nd Avenue, North, Nashville, Tenn.

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| W. R. QUEEN, ET UX | W. R. QUEEN, ET UX | Map # 105-7 |
| (NAME) | (NAME) | |
| 626 Moore Avenue | 626 Moore Avenue | Parcel # 240 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee 37203 | Nashville, Tennessee 37203 | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* Twenty-Five Thousand ----------

($25,000.00) ---------- *Dollars,*

cash in hand paid to us, the receipt of which is hereby acknowledged, we, KING MARK AYERS and wife, EDNA JACKSON AYERS,

*have this day bargained and sold, and do hereby transfer and convey unto the said* W. R. QUEEN and wife, ANNA BELLE QUEEN, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lots Nos. 1 and 2 on the Plat of W. D. Hamilton's Subdivision of Block No. 9 of the Hamilton Land, as of record in Book 421, Page 91, Register's Office for said County.

Said Lots Nos. 1 and 2 front together 100 feet on the southerly side of Hamilton Avenue and run back between parallel lines with the easterly margin of Hagan Street 162-1/2 feet to an alley.

Being the same property conveyed to King Mark Ayers, et ux, by deed from Margaret H. Reamer, Trustee, et al, of record in Book 1367, Page 121, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $25,000.00

Subscribed and sworn to before me, this the 6th day of March 19 73

Affiant

My commission expires: 6-23-1973 (Affix Seal)

Notary Public at Large for the State of Tennessee

This is unimproved ( ) improved ( ) property, known as 625 Hamilton Avenue (House Number) (Street) Nashville, Tennessee 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* W. R. QUEEN and wife, ANNA BELLE QUEEN, their *(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 and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* W. R. QUEEN and wife, ANNA BELLE QUEEN, their *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* s *this* 6th *day of* March, 19 73, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

KING MARK AYERS

EDNA JACKSON AYERS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Carolyn H. Brock, a Notary Public in and for said County and State, KING MARK AYERS and wife, EDNA JACKSON AYERS,

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 6th day of March, 19 73

Carolyn H. Brock
Notary Public at large for the State of Tennessee.

Commission expires 6-23-1973

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.....

MAR-6[illegible] CONV 25,000.00
MAR-6[illegible] S'TAX A* 65.00
MAR-6[illegible] PR'FEE A* .50
MAR-6[illegible] W'DEED A* 4.00 * 69.50

WARRANTY DEED

FROM
KING MARK AYERS, ET UX
TO
W. R. QUEEN, ET UX

B 9 7 1 3 6

IDENTIF. REFERENCE

MAR 6 10 17 AM '73

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