BOOK 4697 PAGE 312
FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

Newton A. Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF April, 1973.

Notary Public

MY COMMISSION EXPIRES: 11-30-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS, 112 Stahlman Building, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Newton A. Collins (NAME)	Same (NAME)	8DA-37470
513 Westcrest Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 91-13
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par 306

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOHN W. OWEN and wife, PEARL F. OWEN, O. D. GUTHRIE, JR and wife, ANNE G. GUTHRIE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NEWTON A. COLLINS and wife, RUTH COLLINS

HEREINAFTER CALLED THE GRANTEES, 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 Lots Nos. 38 and 39 on the plan of West Nashville Heights, as of record in Book 332, page 127, Register's Office for said County.

SAID Lots adjoin and front 125 feet on the south side of O'Brien Avenue, formerly Grundy Street, and run back between parallel lines along the east margin of Lellyett Avenue, 170 feet to an alley.

BEING the same property conveyed to John W. Owen and Pearl F. Owen, O. D. Guthrie, Jr., and Anne G. Guthrie by deed from Bryan E. Langston and wife, Margaret Langston of record in Book 3949, page 160, Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property, known as 406 Lellyett Avenue (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 6th day of April, 1973

John W. Owen

O. D. Guthrie, Jr.

Pearl F. Owen

Anne G. Guthrie

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John W. Owen and wife, Pearl F. Owen, O. D. Guthrie, Jr. and wife, Anne G. Guthrie

the 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 6th day of April 19 73

Commission expires 11-30-76

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

ms

WARRANTY DEED

FROM

JOHN W. OWEN ET UX

TO

O. D. GUTHRIE, JR. ET UX

TO

NEWTON A. COLLINS ET UX

C01965

IDENTIF. REFERENCE

APR 10 3 28 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR 10 73	CONV	25,000.00			
APR 10 73	S'TAX		A*	65.00	
APR 10 73	PR'FEE		A*	.50	
APR 10 73	W'DEED		A*	4.00	* 69.50

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WILLIS & ADAMS
ATTORNEYS-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

Row 1 Box 8