BOOK 4698 PAGE 629

WARRANTY DEED

16DA-16786

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William C. Evans, et ux. (NAME)	William C. Evans, et ux. (NAME)	
4307 Dale Avenue (STREET ADDRESS OR ROUTE NUMBER)	4307 Dale Avenue (STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Twenty Six Thousand ($26,000.00) ---------- *Dollars,* cash in hand paid by William C. Evans and wife, Eleanor M. Evans, the receipt of which is hereby acknowledged,

I, MEAKY McCLARAN BENZ, a widow,

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

WILLIAM C. EVANS and wife, ELEANOR M. EVANS,

their ~~successors~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 36 on the Map of Glendale Park, Section One, of record in Book 1130, page 45, Register's Office for said County.

Said Lot No. 36 fronts 116.56 feet on the westerly side of Dale Avenue and runs back between lines 165 feet on the north line and 180 feet on the south line, to a dead line in the rear, which is a broken line, and on which it measures 116.5 feet.

Being the same property conveyed to Meaky McClaran Benz, by deed from Buren F. Maxey and wife, Dorothy Carlisle Maxey, of record in Book 1731, page 267, Register's Office for Davidson County, Tennessee.

Possession to be given May 1, 1973.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 26,000.00

Subscribed and sworn to before me, this the 16th day of April 19 73

Affiant

My commission expires My Commission Expires August 17, 1976 (Affix Seal)

Notary Public

This is improved (X) property, known as 4307 Dale Avenue, Nashville, Tennessee (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

William C. Evans and wife, Eleanor M. Evans, their

~~successors~~, *heirs and assigns forever.* I ~~covenant~~ that I am 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 taxes for the year 1973, which have been prorated and assumed by the grantees; easement for sanitary sewers, Book 4099, page 370; 40-foot setback line, ten-foot easement along the rear for utilities, Book 1130, page 45, said Register's Office.

I *further covenant and bind* myself, my ~~successors~~, *heirs and representatives, to warrant and forever defend the title to said real estate to said* William C. Evans and wife, Eleanor M. Evans, their ~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 16th *day of* April, 19 73.

PREPARED BY
THOMAS M. EVANS, ~~ATTORNEY~~
THIRD NATIONAL BANK ~~BUILDING~~
NASHVILLE, ~~TENNESSEE 37219~~

Meaky McClaran Benz

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Undersigned, *a Notary Public in and for said County and State,* MEAKY McCLARAN BENZ,

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

Witness my hand and official seal at Nashville *Tennessee, this* 16th *day of* April, *19*73.

Commission Expires August 17, 1976

Commission expires My Commission Expires August 17, 1976 Mary L. Chenault *Notary Public*

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 .....

APR16'73	CONV	26,000.00			
APR16'73	S'TAX		A*	67.60	
APR16'73	PR'FEE		A*	.50	
APR16'73	W'DEED		A*	4.00	* 72.10

WARRANTY DEED

FROM
MEAKY McCLARAN BENZ

TO
WILLIAM C. EVANS and wife,
ELEANOR M. EVANS

C 0 2 5 9 0

IDENTIF. REFERENCE

APR 16 1 50 PM '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

Mail: Wm. M. Evans @ 3rd Nat'l Bank Bldg
Usual - Jim