BOOK 4739 PAGE 193

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Melvin A. Karnes	Melvin A. Karnes	Map 103-3
(NAME) 5005 Wyoming Avenue	(NAME) 5005 Wyoming Avenue	par 218
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn.	(STREET ADDRESS) Nashville, Tenn.	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of One Hundred ($100.00) and no/100 - - - *Dollars,*

dash in hand paid by Melvin A. Karnes and wife Mildred Karnes, the receipt of which is hereby acknowledged.

I, Ruth P. Anthony

have this day bargained and sold, and do hereby transfer and convey unto the said Melvin A. Karnes and wife Mildred Karnes

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

Land in said County and State, being part of the F. A. Flam Tract described as follows:

Beginning at the southeast corner of the property conveyed to Melvin A. Karnes and wife by deed from Frederick R. Rogers and wife of record in book 2909, page 27, Register's Office for said County; thence with Karnes southerly line westwardly 50 feet to his southwest corner, being the easterly line of the property conveyed to C.M. Holland Sr. and wife by deed from Ruth P. Anthony of record in book 2745, page 150, said Register's Office; thence with said line southwardly 101.6 feet more or less to Holland's southeast corner, thence eastwardly 50 feet, thence northwardly 101.6 feet more or less to the beginning.

Being part of the property conveyed to Harlan V. Anthony and wife, Ruth Parks Anthony by deed from Elizabeth Thompson of record in book 1562, page 625, said Register's Office, the said Harlan V. Anthony having since died.

Taxes for the year 1973 are prorated and assumed by grantees.

This instrument was prepared by James R. Wyatt, 100 39th. Ave. No. Nashville, Tenn.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 100.00

Subscribed and sworn to before me, this the 20TH day of August, 19 73

Affiant Melvin A. Karnes

My commission expires: 2-1-75 (Affix Seal)

Notary Public W. A. Duncan

This is { unimproved / improved (X) } property, known as Rear - 5005 Wyoming Avenue Nashville, Tenn.
(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 Melvin A. Karnes and wife Mildred Karnes 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.*

I *further covenant and bind* myself my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Melvin A. Karnes and wife Mildred Karnes their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 20TH *day of* August, 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.*

Mrs. Ruth P. Anthony

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, H. B. Duncan *a Notary Public in and for said County and State,* Ruth P. Anthony

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* 20TH *day of* August, *19* 73.

H B Duncan *Notary Public*

Commission expires 2-1-75

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.....

AUG 21 75 CONV * 100.00
AUG 21 75 S'TAX A* .26
AUG 21 75 PB'FEE A* .50
AUG 21 75 W'DEED A* 4.00 * 4.76

WARRANTY DEED

FROM
Ruth P. Anthony

TO

Melvin A. Karnes, etux

C 2 0 4 5 4

IDENTIF. REFERENCE

AUG 21 10 41 AM '73

FELIX [illegible]
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