THIS FORM FURNISHED BY ATTORNEYS TITLE CO

BOOK 4741 PAGE 134 71-11

123

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00)

DOLLARS

Cash in hand paid by the Grantees herein and other good and valuable consideration, the receipt of which is hereby acknowledged and for the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated December 1, 1969, executed by James E. Abernathy and wife, Vivian W. Abernathy, payable to Joel Garfinkle for the original sum of $6,350.00 and secured by an Installment Deed of like amount,

we = James E Abernathy & Vivian W. Abernathy

we **have bargained and sold, and by these presents do transfer and convey unto the said** George L. Averitt and

their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:** Being the westerly 50 feet of Lot No. 59 on the Map of Trinity Heights, which plan is of record in Book 161, Page 38, Register's Office for said county. Said westerly 50 feet of Lot No. 59 fronts 50 feet on the northerly side of Marshall Avenue and runs back between parallel lines 150 feet to an alley. Being the same property described by deed of record in Book 4301, Page 925, Register's Office, Davidson County, Tennessee.

Buyer:
George L. Averitt
1900 Boscobel St
Nashville, Tenn

Tax bills
Same

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said George L. Averitt and Amanda Josephine Averitt

their **heirs and assigns, forever.**

And we **do covenant with the said** George L. Averitt and Amanda Josephine Averitt

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,** except as herein stated.

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** George L. Averitt and Amanda Josephine Averitt

their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hands this** 21st **day of** October **, 19**72

James E Abernathy

Vivian W. Abernathy

x George Lafitte Averitt

x Amanda Josephine Averitt

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible] **, a Notary Public in and for said County and State, the within named** [illegible] Abernathy and wife Vivian W. Abernathy

the bargainor, 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 office, this 1st **day of** Dec **, 19**72

Commission expires 5-5-76

Notary Public

STATE OF TENNESSEE
Davidson County

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 _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____

_____
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) as such _____ and _____ (they) , 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

WARRANTY DEED

FROM
James E. Abernathy, Et ux

TO
George L. Averitt, Et ux

C 2 1 4 0 4

IDENTIF. REFERENCE

AUG 27 1 31 PM '73

FELIX Z. [illegible]
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ 6,500.00 Affiant George Averitt
Subscribed and sworn to before me this 27th day of August 19 73
Deputy Register J. Read

AUG 27	CONV	*6,500.00				
AUG 27	S'TAX		A*	16.90		
AUG 27	PRTEE		A*	.50		
AUG 27	W'DEED		A*	4.00	*	21.40