Please MAIL TO

Leon Ruben, Attorney
125 Lafayette Street
Nashville, TN 37210

BOOK 4784 PAGE 515

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clara L. Heist	SAME	104-5
(NAME:)	(NAME:)	194
3725 Meadowbrook Avenue		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37205		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of -----$10----- *DOLLARS*

-------Ten and no/100-----

Cash in hand paid and other good and valuable considerations receipt of which is hereby acknowledged.

I, Dorothy Ann Glenn,

have bargained and sold, and by these presents do transfer and convey unto the said Clara L. Heist

her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Three parcels of land in Davidson County, Tennessee, being more particularly described as follows:

TRACT NO. 1: Being Lot No. 428 on the map of Richland Realty Company's Subdivision "C" as of record in Book 421, page 31, Register's Office of said County.
Said Lot No. 428 fronts 50 feet on the westerly side of Meadowbrook Avenue and runs back 196 feet on the northerly line and 210 feet on the southerly line to an alley and measures 60 feet thereon.

TRACT NO. 2: Being Lot No. 429 on the Map of Richland Realty Company's Subdivision "C", as of record in Plan Book 421, page 31, Register's Office of said County.
Said Lot No. 429 fronts 50 feet on the westerly side of Meadowbrook Avenue and runs back 210 feet on the northerly line and 222 feet on the southerly line to an alley and measures 60 feet thereon.

The said Tract 1 and Tract No. 2 above described comprise the same land conveyed to Buren McKelvey and his wife, Myrtie McKelvey, jointly as life tenants with the fee in the whole thereof to the survivor of them by deed from Dorothy Aaron Beazley, and husband Henry Beazley, of record in Book 2701, page 359, Register's Office of said County. The said Myrtie McKelvey subsequently died. The said Buren McKelveysubsequently died testate, devising the subject property under the terms of his will, of record in Will Book _____, page _____ Office of the County Court Clerk of Davidson County Tennessee to Dorothy Ann Glenn.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 20,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January 1974

MY COMMISSION EXPIRES: 1/22/73

(AFFIX SEAL) Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

TRACT NO. 3: Being part of Lot No. 430 in the Richland Realty Company's Division "C" a plan of which is of record in Book 421, page 31, Register's Office of Davidson County, Tennessee, and described according to a survey, not of record, by George W. Watkins of said Lot No. 430, dated January 28, 1960, as follows:

Beginning at an iron pin in the southwesterly margin of Meadowbrook Avenue, said point being the common corner between Lots Nos. 430 and 429 on the plan above mentioned; thence, running with the common line between Lots Nos. 430 and 429 of said plan, southwestwardly 77 feet and 7 inches to an iron pin, being the TRUE POINT OF BEGINNING; thence, leaving the said common line between Lots No. 430 and 429, southwestwardly 14 feet and 3 inches to a point which is 2 feet and 2 inches southeastwardly from the common line between the lots last recited; thence, southwestwardly 21 feet to a point which is 4 feet and 7 inches southeastwardly from the dividing between said Lots Nos. 430 and 429; thence southwestwardly 17 feet to a point which is 3 feet and 7 inches southeastwardly from an iron pin located in the common line between said Lots No. 430 and 429; thence,southwestwardly with a line that is parallel to and 3 feet and 7 inches southeastwardly from the said common line of Lots No. 430 and 429 to a point on the northeasterly margin of an alley; thence, with the margin of said alley northwestwardly 3 feet and 7 inches to a point; said point being the common corner between said Lots Nos. 430 and 429; thence northeastwardly with the said common line between Lots No. 430 and 429, 144 feet and 5 inches, more or less, to the TRUE POINT OF BEGINNING.

Being the same property conveyed to Buren McKelvey and wife Myrtie McKelvey by deed from Marguerite M. Eskind, of record in Book 3070, page 133, Register's Office of said County. The said Myrtie McKelvey subsequently died. The said Buren McKelveysubsequently died testate, devising the subject property under the terms of his will, of record in Will Book -, page _____, Office of the County Court Clerk of Davidson County, Tennessee, to Dorothy Ann Glenn.

This is unimproved ( ) improved (X) property, known as 3725 Meadowbrook Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Clara L. Heist *their heirs and assigns, forever.*

And I *do covenant with the said* Clara L. Heist *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I *do further covenant and bind* myself my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Clara L. Heist her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand this* 30th *day of* January, *19* 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Dorothy Ann Glenn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

Dorothy Ann Glenn

the 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 30 day of January, 19 74.

Notary Public.

Commission Expires 1/22/75

NOTARY PUBLIC DAVIDSON CO. TENN.

STATE OF
COUNTY OF

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, this day of, 19.

, Notary Public.

Commission Expires.

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.

WARRANTY DEED

FROM

DOROTHY ANN GLENN

TO

CLARA L. HEIST

JAN31'75 COMM 20,500.00
JAN31'75FEESTAX . . . A* 53.30
JAN31'75FEE . . . A* .50
JAN31'75 . . . A* 8.00
RCEED * 61.80

C 4 0 3 1 5

IDENTIF. REFERENCE

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JAN 31 8 55 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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Compliments of
GUARANTY TITLE
Office of
CHICAGO TITLE INSURANCE COMPANY
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