[redacted]

BOOK 4795 PAGE 935

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Margaret Ann Warner	New Owner	Map 104-8
(NAME)	(NAME)	
1541 Harding Place		Parcel 289
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of ----------TWENTY THOUSAND & NO/100----------
----------($20,000.00)---------- DOLLARS
and other good and valuable considerations, receipt of which is hereby acknowledged,

Harry M. Warner, David Briggs and wife, Judy Briggs

have bargained and sold, and by these presents do transfer and convey unto the said Margaret Ann Warner

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the south 55 feet of the north one-third of the west one-half of Lot No. 42 in the O. B. Hayes Plan of Large Lots, as of record in Book 21, page 87, Register's Office for said County, described as follows:
BEGINNING in the easterly margin of 17th Avenue, South, formerly Addison Street, 55 feet 6-1/2 inches south of the dividing line between Lots Nos. 35 and 42 on said plan; thence parallel with said dividing line eastwardly 157 feet 3 inches to a proposed alley; thence with the westerly margin of said proposed alley, 55 feet southwardly to the north line of the middle one-third of said Lot No. 42; thence with said line, westwardly 157 feet 3 inches to the easterly margin of said 17th Avenue South; thence with said 17th Avenue South, northwardly 55 feet to the beginning.
BEING the same property conveyed to Harry M. Warner and David Briggs, by deed from Vivian Watkins and Violet Jane Watkins, of record in Book 4672, page 156, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1402 Seventeenth Avenue, South (House Number) (Street)
Nashville, Tennessee
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 27th day of March, 1974

Harry M. Warner
David Briggs
Judy E. Briggs

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Denis Dazier, a Notary Public in and for said County and State, the within named Harry M. Warner, David Briggs and wife, Judy Briggs

the bargainor S, 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, Tenn. this 7th day of March, 1974.

My commission expires 4-27-77 Notary Public Denis Dazier

DENIS DAZIER NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE STATE OF TENNESSEE LARGE

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 20,000.00----------
This is equal to or greater than the property would bring at a fair and voluntary sale.

Harry M Woods

Sworn to and subscribed before me this 13th day of March, 19 74

My commission expires 4-27-77 Notary Public Denis Dazier

DENIS DAZIER NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE STATE OF TENNESSEE LARGE

mail

This instrument was prepared by:

WOODS, WOODS & SISK, 121 17th Avenue, South, Nashville, Tennessee 37203
Name Address

MAR 13 74 CONV 20,000.00
MAR 13 74 S TAX A* 52.00
MAR 13 74 PR FEE A* .50
MAR 13 74 W DEED A* 4.00 * 56.50

WARRANTY DEED

FROM HARRY M. WARNER, et al.

TO MARGARET ANN WARNER

C 4547

IDENTIF. REFERENCE

MAR 13 2 51 PM '74

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Tennessee Title
Office of
Pioneer National Title Insurance Company
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2290

FORM 1002 HESSEY REV. 4/1/73