BOOK 4797 PAGE 134 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7,500.00

James J. Short
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF March 19 74

Elizabeth E. Stone
Notary Public

MY COMMISSION EXPIRES: Nov. 19 1975
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
Fred E. Cowden, Jr., Attorney, 2319 Crestmoor Dr., Nashville, Tenn.
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James J. Short (NAME) | SAME (NAME) | Map 118-1 |
| 1403 Dallas Avenue (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Parcel 57 |
| Nashville, Tennessee (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | 24W12870 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, Alma Caruthers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James J. Short

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 30 in Victoria Place, a plan of which is of record in Book 332, page 10, Register's Office for Davidson County, Tennessee.

Said Lot No. 30 fronts 62.5 feet on the southerly side of Dallas Avenue, and runs back between parallel lines 130.5 feet to an alley.

Being the same property conveyed to Alma Caruthers by deed from Louise Smith of record in Book 4310, page 54 and re-recorded in Book 4310, page 82, Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property, known as 1403 Dallas Avenue, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 my hand this 12th day of March, 19 74

Alma Caruthers

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Elizabeth F. Sluyer, a Notary Public in and for said County and State, the within named Alma Caruthers

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 12th day of March 19 74

Commission expires Nov. 19, 1975

Elizabeth F. Sluyer
Notary Public

NOTARY PUBLIC · DAVIDSON COUNTY · ELIZABETH F. SLUYER

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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, 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
Alma Caruthers

TO
James J. Short

C 4 6 0 3 1

IDENTIF. REFERENCE

MAR 19 9 15 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

| | | | | | |
|---|---|---|---|---|---|
| MAR 19 74 | CONV | *7,500.00 | | | |
| MAR 19 74 | S TAX | | A* | 19.50 | |
| MAR 19 74 | PB FEE | | A* | .50 | |
| MAR 19 74 | WDEED | | A* | 4.00 | * 24.00 |