This instrument was prepared by Attorney Mose J. Davie, 1026 Fourth Ave North Nashville, Tenn.

BOOK 4799 PAGE 488

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mrs. Ethelreen Winn (NAME:) | Same (NAME:) | MAP 92-6 |
| 2517 Batavia St. (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | PAR. 479 |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | M. P. |

*For and in Consideration of the sum of*.....

Twelve Hundred ($1200.00) and 00/100 .....*DOLLARS*

Cash in hand to me paid, the receipt of which is hereby acknowledged,

I, Minnie Rogers, a single person

.....*have bargained and sold, and by these presents do transfer and convey unto the said* Ethelreen Winn, for her sole and separate use

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

A certain tract or parcel of land in Davidson County, State of Tennessee, as follows: " Being Lot No. 19 in Faulkner & Ashcraft Subdivision of lots numbers 18 and 19 in the Boyd McNairy Tract, a plan of said subdivision of record in Book 57, page 121, Register's Office for Davidson County, Tennessee. Said lot fronts 35 feet on the south side of Prospect Street (now called Batavia Street) and runs back between parallel lines 106 feet to an alley, and being the same property conveyed to Minnie Rogers, by deed from the County Court Clerk's Office of record in Book 1681, page 16, Register's Office for Davidson County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 1,200.00

Subscribed and sworn to before me, this the 25th day of March 19 74

Minnie Rogers

A. C. Walker

Notary Public

My commission expires: 8-12-74 (Affix Seal)

unimproved ( X )
This is improved ( ) property, known as 2513 Batavia Street, Nashville, Tenn 37208
(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* Ethelreen Winn her *heirs and assigns, forever.*

*And* I *do covenant with the said* Ethelreen Winn *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, Minnie Rogers *do further covenant and bind* myself my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Ethelreen Winn her *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* my *hand this* 25th *day of* March, 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.*

Minnie Rogers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Personally appeared before me,* A. C. Walker, *a Notary Public in and for said County and State, the within named* Minnie Rogers, *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* 25th *day of* March, *19* 74.

A. C. Walker, *Notary Public.*

A. C. WALKER NOTARY PUBLIC DAVIDSON

*Commission Expires* 8-12-74

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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* _____.

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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

MINNIE ROGERS, a single person

TO

ETHELREEN WINN, (for her sole and separate use)

C 4 7 1 1 9

IDENTIF. REFERENCE

MAR 26 12 56 PM '74

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

| | | | |
|---|---|---|---|
| MAR26⁷⁴ | CCRN | | *1,200.00 |
| MAR26⁷⁴ STAX | | | ..... |
| MAR26⁷⁴ PRFEE | | | ..... |
| MAR26⁷⁴ | MFEED | | ..... |
| | | A* | 3.12 |
| | | A* | .50 |
| | | A* | 8.00 |
| | * | | 1162 |

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

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