FORM NO. WD-1

~~334507~~ 998

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,750.00

Helen D. Francois
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF April 19 74.

Notary Public

MY COMMISSION EXPIRES: 7-20-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

FOLEY & WEISS, ATTORNEYS, 507 Stahlman Building, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Helen D. Francois, unmarried (NAME)	Same (NAME)	18W15115
205 South 13th Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 83-13
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par 54

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, Martha Bilyeu, now Reed

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Helen D. Francois, unmarried

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:

LAND in Davidson County, Tennessee, Being Lot No. 2 in the Spring Park Plan, as of record in Plan Book 57, Page 134, Register's Office for said County.

SAID Lot No. 2 fronts 56 feet on the easterly side of South 13th Street, and runs back between parallel lines 160 feet to an alley, measuring 56 feet thereon.

BEING the same property conveyed to Joe L. Bilyeu and wife, Martha Bilyeu by deed from E. W. Smith and wife, Velma N. Smith of record in Book 4105, page 749, Register's Office for Davidson County, Tennessee. The said Joe L. Bilyeu, having since died, and said property now vested in Martha Bilyeu. Further being the said Martha Bilyeu, having since remarried, now being Martha Bilyeu Reed.

This conveyance is subject to any and all zoning regulations, building restrictions, and setback lines, if any and easements and rights of way for public utilities applicable to this property, and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is unimproved ( ) improved (X) property, known as 205 South 13th Street, 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. 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 my hand this 18th day of April 19 74

Martha Bilyeu Reed

Martha Bilyeu Reed

[redacted] [redacted]

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STATE OF TENNESSEE
Davidson County

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

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 Nashville, Tennessee, this 18th day of April 1974.

Commission expires 7-20-76

Peter Weiss 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) (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

CONSIDERATION $12,750.00

WARRANTY DEED

FROM
MARTHA BILYEU (now REED)

TO
HELEN D. FRANCOIS, unmarried

C 5 0 9 4 0

IDENTIF. REFERENCE

APR 22 2 02 PM '74

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR22	CONV	12,750.00			
APR22	S'TAX		A*	33.02	
APR22	P&'FEE		A*	.50	
APR22	W'DEED		A*	4.00	* 37.52