BOOK 4808 PAGE 644

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Johnnie James (NAME)	Same (NAME)	105-13
1408 Elmwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	#110
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	W22-10440

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) ---------- Dollars,

and other good and valuable consideration, the receipt of which is hereby acknowledged, I, the undersigned

JOHN D. TYLER, TRUSTEE FOR MRS. JESSIE TYLER, with full power to sell, transfer, or convey without the joinder of any beneficiary

have this day bargained and sold, and do hereby transfer and convey unto the said

JOHNNIE JAMES

their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the westerly half of lot No. 68 on the plan of Belmont Land Company's Property, called "Belmont Heights", as of record in Book 421, page 34, Register's Office for said County.

Said part of Lot No. 68 fronts 50 feet on the northerly side of Elmwood Avenue and runs back between parallel lines, with the easterly margin of 15th Avenue South, formerly Harpeth Street, 188 feet to an alley.

Being the same property conveyed to John D. Tyler, Trustee for Mrs. Jesse Tyler, with full power to sell, transfer or convey without the joinder of any beneficiary, by deed from Edward Schaeffer and wife, of record in Book 1731, page 245, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 14,500.00

Subscribed and sworn to before me, this the 22nd day of April, 19 74

Johnnie James
Affiant

My Commission expires 4/27/77
(Affix Seal)

Gail Pigg
Notary Public

This is unimproved / improved property, known as 1408 Elmwood Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

JOHNNIE JAMES

their (successors),

heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for 1974 taxes.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Johnnie James

their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 22nd day of April, 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.

John D. Tyler
John D. Tyler, Trustee for
Mrs. Jessie Tyler

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PIGG, ATTORNEY
916 J. C. BRADFORD BLDG.
NASHVILLE, TENN. 37219

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Gail Pigg, a Notary Public in and for said County and State, John D. Tyler, Trustee

the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of April, 19 74

Gail Pigg Notary Public

My Commission expires 4/27/77

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 _____.

APR 24 74 CONV 14,500.00
APR 24 74 S'TAX A* 37.70
APR 24 74 PR'FEE A* .50
APR 24 74 W'DEED A* 4.00 * 42.20

WARRANTY DEED

FROM John D. Tyler, Trustee

TO Johnnie James

C 5 1 2 6 4

IDENTIF. REFERENCE

APR 24 10 03 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Return to Gail Pigg