BOOK 4820 PAGE 353

This instrument Was prepared by
Jenny W. Lodge (MWF)
Of The Law Firm of
Stahlman Bunch

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO | MAP, PARCEL NUMBER |
|---|---|---|
| J. Campbell Jenkins & John C. Jenkins, Jr.<br>96 Davidson Rd<br>Nashville, Tenn 37216 | Same | 41-15-194 |
| (STREET ADDRESS OR ROUTE NUMBER)<br>(CITY) (P. O. ZONE) (STATE) | (NAME)<br>(STREET ADDRESS)<br>(CITY) (ZONE) (STATE) | |

FOR AND IN CONSIDERATION of the sum of Thirty Two Thousand Five Hundred and no/100 --------
----------($32,500.00) ---------- Dollars,

cash in hand paid by J. Campbell Jenkins and John C. Jenkins, Jr., the receipt of which is hereby acknowledged,

I, Sophia K. Frank,

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

J. Campbell Jenkins and John C. Jenkins, Jr., their

*(successors), heirs and assigns,*

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

Being part of Lots Nos. 901 and 903, Block 112, Plan No. I, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County, described according to a survey made by George L. Bethurum, Jr., Engineer, November 15, 1945, as follows:

Beginning on the northerly margin of Charlotte Avenue in the center of an 8-inch wall, 35 feet 9 inches west of the westerly margin of 50th Avenue North; thence with the center of said wall, northwardly 99 feet 9 inches to a turn in said wall, continuing with the center of said wall, eastwardly 35 feet 9 inches to the westerly margin of 50th Avenue North; thence with said Avenue northwardly 50 feet 10-1/2 inches, more or less, to the southerly margin of an alley; thence with said alley, westwardly 60 feet; thence southwardly 150 feet, more or less, to the northerly margin of Charlotte Avenue; thence with said Avenue eastwardly 24 feet 3 inches to the beginning.

Being the same property conveyed to Joe Frank and wife, Sophia K. Frank, by deed from H. M. Farrar and wife, Margaret B. Farrar, of record in Book 2441, page 459, Register's Office for Davidson County, Tennessee, the said Joe Frank having subsequently died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 32,500.00

Subscribed and sworn to before me, this the 24 day of May 19 74

Affiant Mrs Sophia Frank

My commission expires: 11-12-75 (Affix Seal)

Notary Public Helen Whitfield

This is unimproved ( ) improved (X) property, known as 5002 Charlotte 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*

J. Campbell Jenkins and John C. Jenkins, Jr., 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 taxes for 1974 which are prorated and assumed by the grantees.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* J. Campbell Jenkins and John C. Jenkins, Jr., their

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

*Witness* my *hand this* 24 *day of* May, 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.*

Sophia K. Frank

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Helen Whitfield, a Notary Public in and for said County and State, Sophia K. Frank,

the within named 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 24 day of May, 19 74

Helen Whitfield Notary Public

Commission expires 11-12-75

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.....

223718

**WARRANTY DEED**

FROM
Sophia K. Frank

TO
J. Campbell Jenkins and
John C. Jenkins, Jr.

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMER. CAN. BANK BLDG.
NASHVILLE, TENN. 37201

C 56624

IDENTIF. REFERENCE

MAY 31 8 08 AM '74

DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

| | | | | | |
|---|---|---|---|---|---|
| MAY 31 74 | CONV | 32,500.00 | | | |
| MAY 31 74 | S'TAX | | A* | 84.50 | |
| MAY 31 74 | PR'FEE | | A* | .50 | |
| MAY 31 74 | W'DEED | | A* | 4.00 | * 89.00 |