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BOOK 4826 PAGE 876

FORM NO. WD-1

IDENTIF. REFERENCE

JUN 20 10 16 AM '74

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100.00

x Ruth Primus
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF June

Edward J. Conley
Notary Public

MY COMMISSION EXPIRES: EDWARD J. CONLEY, Notary Public State of Ohio My commission has no expiration date

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Carole Chitwood Atty. 934 Stahlman Bldg. Nashville, Tenn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
A. V. Boston II (NAME)	Same as New Owner (NAME)	Map 59-16
195 No. Prospect St. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 70
Oberlin Ohio (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Ruth Primus

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO A. V. Boston II

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. 70 in Cleveland Plan as of record in Book 161, page 35 in the Register's Office for said County.

Said Lot No. 70 fronts 40 feet on the northeast side of Grover Street and extends back between parallel lines 125 feet to a 10 foot alley.

Being the same property conveyed to Julia Boston and A. V. Boston II by deed from Charity Brown by deed of record in Book 4649, page 364 in the Register's Office for said County, the said Julia Boston having since died and willed her one half interest in said property to Ruth Primus and A. V. Boston II by will of record in Book 4821, page 377 said Register's Office.

JUN 20	CONV	*	100.00			
JUN 20	S'TAX			A*	.26	
JUN 20	PR'FEE			A*	.50	
JUN 20	W'DEED			A*	4.00	* 4.76

unimproved ( )
This is improved ( ) property, known as _____
(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 grantors hand this 17th day of June, 1974

x Ruth Primus

STATE OF TENNESSEE
~~Davidson County~~

State of Ohio
County of Lorain

Personally appeared before me, Edward J. Conley, a Notary Public in and for said County and State, the within named Ruth Primus

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 Lorain, Ohio, ~~Tennessee~~, this 17th day of June 19 77.

Commission expires EDWARD J. CONLEY, Notary Public State of Ohio My commission has no expiration date

Edward J. Conley
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

WARRANTY DEED

FROM

RUTH PRIMUS

TO

A. V. BOSTON II

Mail to: Edward Conley
Atty. at Law
123 8th Street
Lorain, Ohio 44052

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.