THIS INSTRUMENT PREPARED BY: R. Price Nimmo, Attorney at Law, 95 White Bridge Road, Suite 308, Nashville, Tennessee 37205

# WARRANTY DEED

BOOK 4831 PAGE 524

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| James Leon Ridley, et ux (NAME) | James Leon Ridley (NAME) | |
| 405 Mallory Street (STREET ADDRESS OR ROUTE NUMBER) | 3110 Flora Maxwell (STREET ADDRESS) | 105-B |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | Nashville, Tn. 37211 (CITY) (ZONE) (STATE) | 239 pt |

FOR AND IN CONSIDERATION of the sum of ------TWO THOUSAND ($2,000.00) AND NO/100---
---------- Dollars,

I, Victoria Scales, a widow more than twenty-one (21) years of age,

have this day bargained and sold, and do hereby transfer and convey unto the said James Leon Ridley, and wife, Willie Mai Ridley, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lots Nos. 6 and 7 on the Map of Ferriss' Subdivision of Lot No. 1, Mallory Plan, as of record in Book 161, page 13, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 6 and 7 front 40 feet each on the southerly side of Hamilton Avenue and run back between parallel lines 125 feet to a dead line, said lot No. 7 running back with the westerly margin of an alley.

Being the same real property conveyed to Will Scales (now deceased) and wife, Victoria Scales, by deed from Eddie Turner, of record in Book 1403, page 657, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 2,000.00

Subscribed and sworn to before me, this the 3 day of July 19 74

Affiant

My commission expires: 12-13-7446 (Affix Seal)

Notary Public

NIMMO & JONES ATTORNEYS DAVIDSON COUNTY TENNESSEE

This is unimproved ( ) improved (X) property, known as 405 Mallory Street, 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 James Leon Ridley and wife, Willie Mai Ridley, 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.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said James Leon Ridley and wife, Willie Mai Ridley, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 3 day of July, 1974, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Victoria Scales.

Victoria Scales

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the Undersigned, a Notary Public in and for said County and State, Victoria Scales

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 2 day of July, 1974.

Commission expires 12-12-76

PRICE NIMMO NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

Notary Public

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.....

JUL-3 74 CONV *2,000.00
JUL-3 74 S'TAX A* 5.20
JUL-3 74 PR'FEE A* .50
JUL-3 74 W'DEED A* 4.00 * 9.70

**WARRANTY DEED**

FROM

VICTORIA SCALES

TO

JAMES LEON RIDLEY, ET UX

C 61750

IDENTIF. REFERENCE

JUL 3 3 17 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

**Chicago Title Insurance Company**
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE