PREPARED BY:
LEON GILBERT,
3rd NATL. BANK BLDG.,
NASHVILLE, TENNESSEE.

WARRANTY DEED

MAIL-TO G. TYNES
EMILY
1017 JOSEPH AVE, Nashville Tenn

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
EMILY G. TYNES,	SAME	20 W 13375
(NAME) 1017 JOSEPH AVENUE,	BOOK 4864 PAGE 858	82-3-53
(STREET ADDRESS OR ROUTE NUMBER) NASHVILLE, TENNESSEE.	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

FIVE HUNDRED AND NO/100 ($500.00) *Dollars,*
cash in hand paid by Emily G. Tynes to James M. Dawson, receipt of which is hereby acknowledged, and the further consideration of the said Emily G. Tynes assuming and agreeing to pay the unpaid balance due on the note secured in installment deed from Jack J. Cohen and wife, Bessie D. Cohen, Leon Gilbert and Roy S. Jones, to James M. Dawson, of record in Book 4748, page 867, Register's Office for Davidson County, Tennessee, all in accordance with terms, conditions and provisions set out in said installment deed, I, the said James M. Dawson,

have this day bargained and sold, and do hereby transfer and convey unto the said Emily G. Tynes, a single woman, her

~~heirs~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 90 in Sharpe and Horn's 2nd Addition to Northeast Nashville, being a subdivision of part of Lindsley property, a plan of which subdivision is of record in Book 161, page 53, Register's Office for Davidson County, Tennessee.
Said Lot No. 90 fronts seventy feet on the easterly side of Joseph Street and runs back between parallel lines, with the southerly margin of Childers Avenue, one hundred forty-five feet to an alley.
Being the same property conveyed to the undersigned James M. Dawson by deed from Jack J. Cohen and wife, Bessie D. Cohen, Leon Gilbert and Roy S. Jones, of record in Book 4748, page 867, R. O. D. C., Tennessee, to which reference is here made.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 130.00

Subscribed and sworn to before me, this the 30th day of Oct 19 74

My commission expires: 12-30-75
(Affix Seal)

Emily G. Tynes
Affiant

Notary Public

This is improved XX unimproved ( ) property, known as 1017 Joseph 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
EMILY G. TYNES, HER
~~heirs~~ *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 as above set out and unpaid taxes.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* EMILY G. TYNES, HER
~~heirs~~ *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 29th *day of* OCTOBER, 1974., 19...., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

JAMES M. DAWSON
James M. Dawson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible], *a Notary Public in and for said County and State,* JAMES M. DAWSON,

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* 29th *day of* OCTOBER, 1974, *19....*

Gloria D. Gooch
Notary Public

Commission expires 12-22-75

NOTARY PUBLIC
GLORIA D. GOOCH
DAVIDSON COUNTY

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 .....

OCT 31 74 CONV 13,950.00
OCT 31 74 S'TAX A* 36.14
OCT 31 74 PR'FEE A* .50
OCT 31 74 W'DEED A* 4.00 * 40.64

C 7 6 6 7 0

IDENTIF. REFERENCE

OCT 31 2 36 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

TO

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2056
NASHVILLE, TENNESSEE