This Instrument Was Prepared By

Denny W. Reding (57)

Of The Law Firm of Boult, Cummings, Conners & Berry

Stahlman Building, Nashville, Tennessee

BOOK 4875 PAGE 935

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jack Howard Sartin et ux	Same	26W-510
(NAME)	(NAME)	
312 Harvard Avenue		Par. 104-5-179
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

cash in hand paid by Jack Howard Sartin and wife, Margaret C. Sartin and other good and valuable considerations accepted as cash, the receipt of all which is hereby acknowledged,

Frank B. Nowlin, Jr., Executor of the estate of Louise Nowlin Anderson, deceased,

have this day bargained and sold, and do hereby transfer and convey unto the said Jack Howard Sartin and wife, Margaret C. Sartin

their *(successors), heirs and assigns,*

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

being Lot No. 415 on the Map of Richland Realty Company's Subdivision "C" as of record in Book 421, page 31, Register's Office for said County.

Said Lot No. 415 fronts 70 feet on the northeasterly side of Harvard Avenue and runs back 250 feet to an alley and shows 50 feet on said alley.

Being the same property conveyed to M. C. Anderson and wife, Louise Nowlin Anderson, by deed from Edward Gross and wife, Anna Gross of record in Book 1290, page 25, the said M. C. Anderson predeceased the said Louise Nowlin Anderson,

The said Louise Nowlin Anderson having died testate and her will being of record in the Probate Court of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 16,500.00

Subscribed and sworn to before me, this the 16th day of December 19 74

Affiant Jack H. Sartin

My commission expires: 4/25/76 (Affix Seal)

Notary Public Mary Ensley

NOTARY PUBLIC AT LARGE

This is unimproved ( ) improved (X) property, known as 312 Harvard Avenue (House Number) (Street) Nashville (P. O. Address: City or Town) Tennessee

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Jack Howard Sartin and wife, Margaret C. Sartin 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* Jack Howard Sartin and wife, Margaret C. Sartin their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 16th *day of* December, 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.*

Frank B. Nowlin, Executor of the estate of Louise Nowlin Anderson

Frank B. Nowlin, Jr., Executor of the estate of Louise Nowlin Anderson, deceased

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensey, a Notary Public in and for said County and State, Frank B. Nowlin, Jr., Executor of the estate of Louise Nowlin Anderson, deceased

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 16th day of December, 19 74

Mary Ensey
Notary Public

Commission expires 4/25/76

MARY ENSEY NOTARY PUBLIC AT LARGE STATE

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.....

DEC18 74 CONV 16,500.00
DEC18 74 S'TAX A* 42.90
DEC18 74 PR'FEE A* .50
DEC18 74 W'DEED A* 4.00 * 47.40

C 81876

IDENTIF. REFERENCE

DEC 18 8 00 AM '74

FELIX Z. NELSON II REGISTER
DAVIDSON COUNTY, TENN.

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
[illegible] 37201

WARRANTY DEED

FROM
Frank B. Nowlin, Jr., Executor of the Estate of Louise Nowlin Anderson, deceased

Jack Howard Sartin et ux

Compliments of

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