BOOK 4879 PAGE 572

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
C. E. Francis, et ux	Same	91-16-13.1
(NAME) 6122 Hickory Valley Road	(NAME)	25W-1005
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37205	(STREET ADDRESS)	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 (10.00)---------- ---------- DOLLARS cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged; we, GEORGE OLIVER STEWART, and BONNIE E. STEWART,

JAN-6 75	CONV	15,000.00			
JAN-6 75	S'TAX		A*	39.00	
JAN-6 75	PR'FEE		A*	.50	
JAN-6 75	W'DEED		A*	4.00	* 43.50

have bargained and sold, and by these presents do transfer and convey unto the said C. E. FRANCIS and wife, Fannie J. Francis,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lots Nos. 309 and 311 of Block 15 on the Map of Charlotte Park Company's First Addition to West Nashville, of record in Book 57, page 103, Register's Office for said County.

Said Lots Nos. 309 and 311 front together 111 feet on the northerly side of Dakota Avenue, and run back between parallel lines, Lot No. 311 running back along the easterly margin of 45th Avenue, North, 150 feet to an alley.

Being the same property devised to George Oliver Stewart by will from Leila Elizabeth Beazley Stewart of record in Minute Book 134, page 121, Probate Court Clerk's Office for Davidson County, Tennessee. Will Book 111 Page 622

C83442

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IDENTIF. REFERENCE

JAN 6 3 00 PM '75

REGISTER DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved (X) property, known as 4410 Dakota Avenue (House Number) (Street)
Nashville, (P. O. Address) Tennessee (City or Town) 37209 (Zip Code)

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.

Whenever 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 our hands this 6th day of January, 19 75.

George Oliver Stewart

Bonnie E Stewart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Eunice Miller, a Notary Public in and for said County and State, the within named George Oliver Stewart and wife, Bonnie E. Stewart,

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of January, 1975.

My commission expires October 29, 1977 Notary Public Eunice Miller

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and , with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires .

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 15,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

O. B. Hofstetter, Jr.

Sworn to and subscribed before me this 25th day of January, 1975

My commission expires October 29, 1977 Notary Public Eunice Miller

mail

This instrument was prepared by:

Name	Address
O. B. Hofstetter, Jr., Attorney	304 American Trust Building Nashville, Tennessee 37201

WARRANTY DEED

FROM

GEORGE OLIVER STEWART

TO

C. E. FRANCIS, ET UX,

Tennessee Title
Office of
Pioneer National Title Insurance Company
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2290

FORM 1002 HESSEY REV. 4/1/75