This instrument prepared by:
Earl J. Porter, Jr., Atty. (MP)
214 Third Avenue, North
Nashville, Tennessee 37201

WARRANTY DEED

BOOK 4882 PAGE 845

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Ira A. Woods (NAME)	L. A. Newman & Company, Inc. (NAME)	Map 81-15
2017 25th Avenue, North (STREET ADDRESS OR ROUTE NUMBER)	107 Third Avenue, North (STREET ADDRESS)	Par. 201
Nashville, Tennessee 3 2 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37201 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of SIX THOUSAND FIVE HUNDRED AND NO/100----------
----------($6,500.00)---------- *Dollars,*

cash in hand paid, the receipt of which is hereby acknowledged, we, Ann Morton and husband, Henry Charles Morton

have this day bargained and sold, and do hereby transfer and convey unto the said Ira A. Woods, his

(successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the southerly 25 feet of Lot No. 407 and the northerly four feet of the westerly 120 feet of Lot No. 408 in McGavock, Wetmore, and Others Second Addition to Nashville, called an addition to the town of McGavock, a Plan of which is of record in Book No. 21, page 41, in the Register's Office for Davidson County, Tennessee, and described more particularly as follows:

Beginning on the easterly margin of Eighteenth Avenue, North (formerly Salen Street) 100 feet northerly from the northerly margin of Cockrill Street, thence with the easterly margin of said 18th Avenue, North, Northerly 29 feet, more or less, to Eliza Baguskis' southwest corner; thence with her southerly line eastwardly 325 feet, more or less, to the westerly margin of an alley; thence southerly with the westerly margin of said alley 25 feet, more or less, to the corner of Lots 407 and 408; thence with the dividing line of said Lots 407 and 408, westerly 209 feet; thence southerly four feet; thence westwardly 120 feet to the point of beginning.

Being the same property conveyed to A. J. Byrn and wife, Lula Byrn, by deed from Sam Wolf and H. Finebert, of record in Book 725, page 317, Register's Office for said County, the said A. J. Byrn and wife, Lula Byrn, having since died, leaving Ann Morton as their only Heir-at-law.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 6,500.00

Subscribed and sworn to before me, this the 15th day of January 19 75

Affiant

My commission My Commission Expires May 10, 1976 (Affix Seal)

Notary Public

This is ( ) unimproved (x) improved property, known as 1606 18th Avenue, North, Nashville, Tennessee 37208 (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

Ira A. Woods, his

(successors),
heirs and assigns forever. We *covenant that* we are *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 for 1975 taxes which have been prorated and assumed by grantee.

We *further covenant and bind* ourself, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Ira A. Woods, his

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 15th *day of* January, 19 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ann Morton

Henry Charles Morton

BOOK 4882 PAGE 846

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Marie H. Patterson, a Notary Public in and for said County and State, Ann Morton and husband, Henry Charles Morton,

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

Witness my hand and official seal at Nashville Tennessee this 15th day of January, 19 75.

Marie H Patterson
Notary Public

Commission expires My Commission Expires May 10, 1976

MARIE H. PATTERSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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.....

JAN21 75	CONV	*6,500.00			
JAN21 75	S'TAX		A*	16.90	
JAN21 75	PR'FEE		A*	.50	
JAN21 75	W'DEED		A*	4.00	* 21.40

WARRANTY DEED

FROM

Ann Morton and husband,
Henry Charles Morton

TO

Ira A. Woods

C 85003

IDENTIF. REFERENCE

JAN 21 2 30 PH '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631

AL6-0488