WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Mattie Lou Anderson	same	pt 91-16
(NAME) 4410 Dakota Avenue	(NAME)	pt 131 131
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn.	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pd

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) and no/100 - - - - - *Dollars,* cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, C. E. Francis and wife Fannie J. Francis

have this day bargained and sold, and do hereby transfer and convey unto the said Mattie Lou Anderson her *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being lot No. 309 and the easterly 1 foot of lot No. 311 of Block 15 on the Map of Charlotte Park Company's First Addition to West Nashville, as of record in book 57, page 103, Register's Office for said County.

Said lot No. 309 and part of 311 front together 51 feet on the northerly side of Dakota Avenue and run back between parallel lines 150 feet to an alley.

Being part of the property conveyed to C. E. Francis and wife Fannie J. Francis, by deed from George Oliver Stewart and Bonnie E. Stewart, of record in book 4879, page 572, said Register's Office.

This instrument was prepared by James R. Wyatt, 100 39th. Ave. No. Nashville, Tenn.

Taxes for the year 1975 are prorated and assumed by grantee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 10,000.00

Subscribed and sworn to before me, this the 28 day of March 19 75

My commission expires: 2-8-78 (Affix Seal)

C E Francis
Affiant

Harold E Collins
Notary Public

HAROLD E. COLLINS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is unimproved ( ) improved (X) property, known as 4410 Dakota Avenue (House Number) Nashville, Tenn. (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 Mattie Lou Anderson her *(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.*

We *further covenant and bind* ourselves our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Mattie Lou Anderson her *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 28 *day of* March, 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.*

C E Francis

Fannie J. Francis

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, HAROLD E. COLLINS, a Notary Public in and for said County and State, C. E. Francis and wife Fannie J. Francis

the within named bargainors, 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 25 day of March, 19 75

Commission expires 2-8-78 Harold E Collins Notary Public

HAROLD E. COLLINS 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.....

MAR 31 75 CONV. 10,000.00
MAR 31 75 S'TAX A* 26.00
MAR 31 75 PR'FEE A* .50
MAR 31 75 W'DEED A* 4.00 * 30.50

WARRANTY DEED

FROM
C. E. Francis, etux
TO
Mattie Lou Anderson

C 92492

IDENTIF. REFERENCE

MAR 31 9 50 AM '75

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-1631
NASHVILLE, TENNESSEE 37238