BOOK 4907 PAGE 967

FORM NO. WD-1

PREPARED BY:
A. BRADEN FLOYD, JR. ATTY.
338 WHITE BRIDGE ROAD
NASHVILLE, TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25 DAY OF March 1975

Notary Public

MY COMMISSION EXPIRES: 5/23/1976

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward D. Williams (NAME)	Same (NAME)	91-15
5308 Elkins Avenue (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	51
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Same (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ruth Balch Taylor and Norma Balch Henkel, the only heirs-at-law of Henry T. Balch and wife, Clara M. Balch, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward D. Williams

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being part of Block No. 5 onthe Realty Savings Bank & Trust Company's Revised Plan of West Extension of the Charlotte Park Company's First Addition to Nashville, as of record in Book 421, page 18, of the Register's Office for said County, described as follows:

BEGINNING on the northerly margin of Elkins Avenue, formerly Second Avenue, at a point 310 feet east of the northeast corner of said Avenue and Richland Avenue, said point being 40 feet east of the southeast corner of a part of said lot belonging to Lovell; running easterly with the northerly margin of Elkins Avenue 40 feet, thence northerly and parallel with Lovell's East line 150 feet to a dead line; thence westerly parallel with Elkins Avenue 40 feet; thence southerly and parallel with Lovell's east line 150 feet to the beginning.

BEING the same property conveyed to Henry T. Balch and wife, Clara M. Balch, by deed from First Federal Savings and Loan Association of Nashville, of record in Book 1262, page 12, Register's Office for said County, the said Henry T. Balch and wife, Clara M. Balch having subsequently died.

unimproved ( )
This is improved (X) property, known as 5308 Elkins Avenue (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand s this 25th day of March, 19 75

Ruth Balch Taylor Norma Balch Henkel

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ruth Balch Taylor and Norma Balch Henkel, the only heirs-at-law of Henry T. Balch and wife, Clara M. Balch, deceased

the 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 25 day of March, 1975

Commission expires 5/23/77

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ (his oath) (their several oaths) with whom I am personally acquainted and who upon acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____

Notary Public

WARRANTY DEED

FROM

RUTH BALCH TAYLOR AND NORMA BALCH HENKEL, THE ONLY HEIRS-AT-LAW OF HENRY T. BALCH AND WIFE, CLARA M. BALCH

TO

EDWARD D. WILLIAMS

C 96082

IDENTIF. REFERENCE

APR 29 12 33 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File: A. Braden Floyd, Jr.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR 29	CONV	12,000.00			
APR 29	ST TAX		A*	31.20	
APR 29	PRFEE		A*	.50	
APR 29	W DEED		A*	4.00	* 35.70