BOOK 4914 PAGE 77

This Instrument Was Prepared By
Denny W. Rodgers
Of The [illegible] & Sanders
Stahlman Building: Nashville, Tennessee

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Charlene Magin et al.	Fidelity Federal Savings & Loan	26W-7000
(NAME) 212 Fairfax Avenue	(NAME) 226 3rd Avenue North	104-6
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tenn. 37201	88
(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 Charlene Magin and Charles A. Ray, Jr., and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Clyde E. Carter and wife, Martha P. Carter, individually, and Clyde E. Carter, Executor of Estate of Percy O. Carter, deceased, and Jessie H. Rhea, individually, *have this day bargained and sold, and do hereby transfer and convey unto the said* Charlene Magin and Charles A. Ray, Jr., their ..... *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 66 on the Plan of Bransford Realty Company's West End Heights Subdivision, of record in Book 332, page 124 and 125, Register's Office for said County.

Said Lot No. 66 fronts 70 feet on the northeasterly side of Fairfax Avenue and runs back 195.5 feet on its northwesterly line and 202.5 feet on its southeasterly line to an alley, and shows 50 feet on said alley.

Being the same property conveyed to Clyde E. Carter and wife, Martha P. Carter, by deed from Jesse H. Rhea and P. O. Carter of record in book 4448, page 852, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 32,000.00

Subscribed and sworn to before me, this the 16th day of May 19 75

Affiant

My commission expires: (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 212 Fairfax Avenue, Nashville, Tennessee (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 Charlene Magin and Charles A. Ray, Jr., their ..... *(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 taxes for 1975 which are prorated and assumed by the grantees.

We *further covenant and bind* ourselves, our ..... *heirs and representatives, to warrant and forever defend the title to said real estate to said* Charlene Magin and Charles A. Ray, Jr., their ..... *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 16th *day of* May, *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.*

Martha P. Carter

Clyde E. Carter

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Eerlie T. Osmley, a Notary Public in and for said County and State, Clyde E. Carter and wife, Martha P. Carter, individually ~~ux~~ and Clyde E. Carter, as Executor of Estate of Percy O. Carter, deceased, and Jessie H. Rhea, individually, 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 16 day of May, 19 75.

Eerlie T. Osmley Notary Public

My Commission expires .....

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.....

110175-4

WARRANTY DEED

FROM
Clyde E. Carter et ux.

TO
Charlene Magin et al.

MAY 19 75	CONV	32,000.00			
MAY 19 75	S'TAX		A*	83.20	
MAY 19 75	PR'FEE		A*	.50	
MAY 19 75	W'DEED		A*	4.00	* 87.70

C 98952

IDENTIF. REFERENCE

MAY 19 3 22 PM '75

FEE REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238