THIS INSTRUMENT PREPARED BY:

DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

BOOK 4926 PAGE 720

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
104-11-340	JOHN H. WILKINSON, ET UX 2106 25th Avenue, South Nashville, Tennessee	New Owners
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
24W-3820	Same	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged; I,

MRS. CECIL McBRIDE SMITH, trustee under the will of James McBride, deceased, pursuant to my power to convey said property,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOHN H. WILKINSON AND WIFE, EVA M. WILKINSON,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 158 on the southerly 15 feet of Lot No. 99, on the Plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place, as of record in Book 421, page 7, Register's Office for said County.

Said Lot and part of said lot adjoin and front together 65 feet on the easterly side of 25th Avenue, South, and run back between parallel lines 165 feet to a line in the rear.

Being the same property conveyed to James McBride, by deed of record in Book 3987, page 975. The said James McBride having since died. Title is vested in Mrs. Cecil McBride Smith, as trustee under the will of James McBride, deceased, of record in Will Book 110, page 591, Probate Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., except for 1975 taxes which have been prorated and assumed by the Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 25th day of June, 1975.

Mrs. Cecil McBride Smith, Trustee

MRS. CECIL McBRIDE SMITH, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, DAVID B. HERBERT, a Notary Public in and for the State and County aforesaid, personally appeared the within named Mrs. Cecil McBride Smith, Trustee,

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

Witness my hand and official seal at Nashville, Tennessee, this, the 25th day of June, 1975.

My commission expires: 7-27-77

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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 _____, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 22,500.00 + Amount

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF June, 1975

MY COMMISSION EXPIRES: 7-27-77 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM

MRS. CECIL McBRIDE SMITH, TRUSTEE

TO

JOHN H. WILKINSON AND WIFE, EVA M. WILKINSON

D04474

IDENTIF. REFERENCE

JUN 26 9 54 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

mail
ORTALE, KELLEY, HERBERT & CRAWFORD
1400 Third Nat. Bank Bldg.
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

JUN 26 75 CONV 22,500.00
JUN 26 75 S TAX A* 58.50
JUN 26 75 PR FEE and A* .50
JUN 26 75 W DEED A* 4.00 * 63.00

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public