WARRANTY DEED

BOOK 4942 PAGE 317

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James H. Fowlkes and wife, Dixie M. Fowlkes	Home Federal Savings & Loan Association	118-9
(NAME)	(NAME)	
1111 Draughon Avenue	230 Fourth Avenue, North	#90
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37204	Nashville, Tennessee 37219	16DA 6485
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00)----------

---

Dollars,

and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned

IDA M. HESSEY, an undivided one-half interest, and FRANCES HESSEY, an undivided one-half interest

have this day bargained and sold, and do hereby transfer and convey unto the said

JAMES H. FOWLKES and wife, DIXIE M. FOWLKES

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lots Nos. 9 and 10 and the westerly 10 feet of Lot No. 11 on the Map showing subdivision of the Draughon Tract, as of record in Book 974, page 39, Register's Office for said County.

Said Lots Nos. 9 and 10 and the westerly part of Lot No. 11 front together 70 feet on the southerly side of Draughon Avenue and run back 170 feet on the westerly line and 171.4 feet more or less on the easterly line to a dead line, measuring 70 feet thereon.

Being the same property conveyed to John H. Hessey and wife, Ida M. Hessey, and an undivided one-half interest into said Frances Hessey, a widow, by deed from Eva Belle Moore, a widow, of record in Book 1645, page 301, Register's Office for Davidson County, Tennessee, the said John H. Hessey having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $33,500.00

Subscribed and sworn to before me, this the 13th day of August, 1975

Affiant Dixie M Fowlkes

My commission expires 4/27/77 (Affix Seal)

Notary Public Gail Pigg

This is improved ( ) unimproved. (...) property, known as 1111 Draughon Avenue, Nashville, TN
(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

JAMES H. FOWLKES and wife, DIXIE M. FOWLKES

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 for 1975 taxes, restrictions of record in BK.1045,p.214 and plan of record in BK.974p.39, said register's office. We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* JAMES H. FOWLKES and wife, DIXIE M. FOWLKES

their

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

Witness our hand s *this* 13th *day of* August, 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.*

Ida M Hessey
Ida M. Hessey

Frances Hessey
Frances Hessey

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PIGG, ATTORNEY
230 FOURTH AVE., NORTH
NASHVILLE, TENNESSEE 37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 4942 PAGE 318

Personally appeared before me, Gail Pigg, a Notary Public in and for said County and State, Ida M. Hessey and Frances Hessey

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 13th day of August, 1975.

Gail Pigg Notary Public

Commission expires 4/27/77

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.....

AUG 15 75	CONV	33,500.00				
AUG 15 75	S'TAX		A*	87.10		
AUG 15 75	PR'FEE		A*	.50		
AUG 15 75	W'DEED		A*	4.00	*	91.60

File In File Room
L-40-767-9

WARRANTY DEED

FROM
Ida M. Hessey and
Frances Hessey

TO
James H. Fowlkes et ux

D 1457

IDENTIF. REFERENCE

AUG 15 3 13 PM '75

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238