BOOK 4947 PAGE 265

Prepared by: King & Ballow
24th Floor
First American Center
Nashville, TN 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lizzie Lee Carlton	Same	
(NAME)	(NAME)	81-7
1914 Cephas Avenue		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	422
Nashville, TN 37208		
(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 and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said Grantee of the unpaid principal balance owing on a note in the original amount of $6,500.00 to Zelma Vaughan, secured by an Installment Deed of record in Book 4746, Page 227, Register's Office for Davidson County, Tennessee.

I, Will Carlton, unmarried,

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

Lizzie Lee Carlton, her

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 21 in Cephas Woodard Subdivision of the Woodard property as per plan in Book 161, Page 174, of Register's Office.

SAID lot fronts 50 feet on Easterly side of Cephas Avenue, Nashville, Tennessee, and runs back Easterly between parallel lines 115 feet to an alley.

BEING the same property conveyed to Will Carlton by deed from Zelma Vaughan of record in Book 4746, Page 227, 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 $ 7500-00

Subscribed and sworn to before me, this the 26 day of [illegible] 19 75

Affiant

My commission expires: 2-24-79 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1914 Cephas 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

Lizzie Lee Carlton, her *(successors), heirs and assigns forever.* I *covenant that* I am *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 as herein mentioned.

I *further covenant and bind* myself/my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee, her *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 25th *day of* December, 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.*

Will Carlton

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible], a Notary Public in and for said County and State, Will Carlton, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at [illegible] Tennessee, this 25 day of August, 1975.

[illegible] Notary Public

Commission expires 5-24-79

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.....

SEP-2 75 CONV *7,500.00
SEP-2 75 S'TAX A* 19.50
SEP-2 75 PR'FEE A* .50
SEP-2 75 W'DEED A* 4.00 * 24.00

WARRANTY DEED

FROM

WILL CARLTON

TO

LIZZIE LEE CARLTON

D 13797

IDENTIF. T REFERENCE

SEP 2 3 54 PM '75

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238