This instrument was prepared by James R. Wyatt, Attorney at Law
First American Center
Nashville, Tennessee

BOOK 4962 PAGE 632

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Benjamin G. Page, Jr. (NAME) | Benjamin G. Page, Jr. (NAME) | 104-5-384 |
| 3517 Central Avenue (STREET ADDRESS OR ROUTE NUMBER) | 3517 Central Avenue (STREET ADDRESS) | |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | Nashville, Tennessee (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* Twenty Six Thousand Five Hundred and No/100--------
----------($26,500.00)----------
*Dollars,*

cash in hand paid by Benjamin G. Page, Jr. the receipt of which is hereby acknowledged,

We, Wilson C. Allen and wife, Flora Allen

*have this day bargained and sold, and do hereby transfer and convey unto the said* Benjamin G. Page, Jr.

his *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 106 on the plan of Richland Realty Company's Second Subdivision, Division "B", as of record in Book 332, page 92, of the Register's Office for said County.
Said Lot No. 106 fronts 50 feet on the southerly side of Central Avenue, and runs back 173 feet, more or less, on its westerly line and 168 feet on its easterly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to Wilson C. Allen and wife, Flora Allen, by deed from Clark M. Willis, Jr., and Philip J. Willis, of record in Book 4374, page 684, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 26,500.00

Subscribed and sworn to before me, this the _____ day of October 10 19 75

Affiant Wilson C. Allen

My commission expires: May 1, 1976 (Affix Seal)

Notary Public John C. Walton, Jr.

This is unimproved ( ) improved (X) property, known as 3517 Central 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* Benjamin G. Page, Jr.

his *(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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Benjamin G. Page, Jr.

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

*Witness* our *hand* s *this* 6th *day of* October, 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.*

Wilson C. Allen

Flora Allen

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Undecipherable, a Notary Public in and for said County and State, Wilson C. Allen and wife, Flora Allen

the within named bargainors, 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 10 day of October, 1975

Commission expires May 1, 1976 — John C. Valentine, Notary Public

WALTON, SR. ★ NOTARY PUBLIC ★ DAVIDSON COUNTY, TENN. ★ EXPIRES MAY 1, 1976

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.....

Commission expires..... .....Notary Public

**WARRANTY DEED**

FROM

Wilson C. Allen, et ux

TO

Benjamin G. Page, Jr.

Return To
John Walton Realty Co.
Suite 203 West Melrose Bldg.
2535 Franklin Road,
Nashville, Tenn. 37204

D 20 4 7 7

IDENTIF. REFERENCE

OCT 20 8 35 AM '75

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-1631
NASHVILLE, TENNESSEE 37238

| | | | | | |
|---|---|---|---|---|---|
| OCT 20 75 | CONV | 36,500.00 | | | |
| OCT 20 75 | S'TAX | | A* | 68.90 | |
| OCT 20 75 | PR'FEE | | A* | .50 | |
| OCT 20 75 | W'DEED | | A* | 4.00 | * 73.40 |