Deed prepared by:
L. O. Hardaway
120 South 11th. Street
Nashville, Tenn. 37206

4 2 4 C

BOOK 4987 PAGE 847

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eugene H. Vester, et ux	Same	
(NAME)	(NAME)	83-5
1021 Maxwell Avenue	Same	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	139 Pt
Nashville, Tenn. 37206	Same	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of $10.00

-------- Ten & NO/100th. ---------- *Dollars,*

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and the assumption of one deed of trust note, dated January 6, 1976, in the principal amount of $14,600.00, payable to the order of N. B. Claiborne and Vera Ann Claiborne, payable $158.05 monthly, being principal and interest at 8% per annum. First payment due February 25, 1976, more fully described in a Deed of Trust recorded in Book 4985, Page 764, Register's Office, Davidson County, Tenn.

We, L. O. Hardaway and wife, Lucille Clark Hardaway

have this day bargained and sold, and do hereby transfer and convey unto the said Eugene H. Vester and wife, Thelma J. Vester

their *(successors), heirs and assigns,*

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

Being Lot No. 16 and westerly 1/2 of Lot No. 15 on the Map of Ruth B. Hawkins Home Place, as of record in Book 547, Page 129, Register's Office for said County, described as follows:

BEGINNING at a point in the northerly margin of Maxwell Avenue 25 feet west of the common corner of Lots 14 and 15, said point also being 657 feet, more or less, west of the northwest intersection of said Avenue and Gallatin Road; thence northerly 305.5 feet, more or less, to a point in the southerly margin of an alley, 25 feet west of the common corner of Lots 14 and 15; thence westerly along the southerly margin of said alley, 78-1/2 feet to a point; thence southwardly 23-1/2 feet to a point; thence southerly 275.2 feet to the northerly margin of Maxwell Avenue, being the southwest corner of Lot 16; thence along the margin of the same, around a curve, easterly 75.4 feet to the beginning.

BEING the same property conveyed to L. O. Hardaway and wife, Lucille Clark Hardaway, by Warranty Deed from Eugene H. Vester and wife, Thelma J. Vester, of record in Book 3834, Page 471, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 14610.00

Subscribed and sworn to before me, this the 7th day of January 19 76

Affiant Eugene H Vester

My commission expires: 11-9-76. (Affix Seal)

Notary Public W W Robbins

This is unimproved / improved property, known as 1021 (House Number) Maxwell Avenue (Street) Nashville, Tenn. 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

Eugene H. Vester and wife, Thelma J. Vester

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,* accept as described hereinabove

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Eugene H. Vester and wife, Thelma J. Vester

their

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

Witness our *hand* s *this* 7th. *day of* January, 19 76 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

L O Hardaway

Lucille Clark Hardaway

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, T W Robbins, *a Notary Public in and for said County and State,* L. O. Hardaway and wife, Lucille Clark Hardaway

*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 8 *day of* January, *19* 76

T W Robbins
Notary Public

Commission expires 11-9-76

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.....

WARRANTY DEED

FROM

L. O. Hardaway, et ux

TO

Eugene H. Vester, et ux

JAN 13 76 CONV 14,610.00
JAN 13 76 S'TAX B* 37.96
JAN 13 76 PR'FEE B* .50
JAN 13 76 W'DEED B* 4.00 * 42.46

D 31869

IDENTIF. REFERENCE

JAN 13 10 44 AM '76

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Box 28
Phone 255-4631
NASHVILLE, TENNESSEE 37238