This instrument prepared by Thos. O.H. Smith, Attorney at Law,
1128 J.C. Bradford Building, Nashville, Tennessee 37219

WARRANTY DEED

BK. 5007 PG. 939

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anderson Paul Dave		
(NAME:)	(NAME:)	93-16
144 Fain Street		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	314
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of

----------Ten and NO/100 ($10.00)---------- *DOLLARS*

cash and other good and valuable consideration paid by Anderson Paul Dave and wife, Florence B. Dave, the receipt of which is hereby acknowledged.

C.O. 8,000.00
ST. 20.80
P.F. .50
W.D. 8.00 29.30

I, Beulah Floyd, (a widow) -

have bargained and sold, and by these presents do transfer and convey unto the said Anderson Paul Dave and wife, Florence B. Dave

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being part of Block "D" on the Plan of the Subdivision of the Homestead Block in the Hermitage Addition, as of record in book 57, page 76, Register's Office for said County, being lot No. 2 and the easterly 10 feet of lot No. 1 on the unrecorded plan of the subdivision of said Block "D".

Said lot No. 2 and the easterly part of lot No. 1 front together 60 feet on the northerly side of Fain Street, formerly Hermitage Avenue, and runs back between parallel lines parallel with and 40 feet east of the easterly margin of Decatur Avenue 150 feet to an alley.

Including but excluding therefrom a tract of land conveyed to the State of Tennessee, by deed from Buster Floyd and wife, of record in book 2963, page 95, said Register's Office described as follows:
Beginning at a point on the southerly margin of an un-named alley that lies between Green Street and Fain Street and runs parallel to said streets, 40 feet east of the intersection of the southerly margin of the said un-named alley and the easterly margin of Decatur Street; thence south 6 deg. west 6 feet; thence south 67 deg. 5' east 62.5 feet; thence north 6 deg. east 23 feet to the southerly margin of said un-named alley; thence westerly with margin of said un-named alley 60 feet to the point of beginning.

(description coninued on back)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 8000.00

Affiant

Subscribed and sworn to before me, this the 16th day of March 19 76

Notary Public

My commission expires: 7-18-79
(Affix Seal)

A one-half undivided interest in property including premises was conveyed to Jean Floyd Jordan by deed from Mary Floyd Perry et al, dated April 16, 1962, filed Septemebr 5, 1962, and recorded in book 3432, page 110, said Register's Office, and inherited by her as one of the heirs-at-law of Buster Floyd, deceased; and a one-half undivided interest in premises was conveyed to Beulah Floyd by deed from Jas. E. Covington, Clerk and Master, dated March 25, 1957, filed April 1, 1957, and recorded in book 2642, page 291, said Register's Office, the said Jean Floyd Jordan having subsequently conveyed her interest in premises to Beulah Floyd, by quit-claim deed of record in book 3788, page 516, said Register's Office.

unimproved ( )
This is improved (X) property, known as 144 Fain Street, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Anderson Paul Dave and wife, Florence B. Dave, their *heirs and assigns, forever.*

And I *do covenant with the said* Anderson Paul Dave and wife, Florence B. Dave *that* I *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, Beulah Floyd, *do further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Anderson Paul Dave and wife, Florence B. Dave, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 16th *day of* March, *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.*

X Beulah Floyd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named Beulah Floyd (unmarried)

the bargainor....., 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* 16th *day of* March, *19* 76.

Mary L. Scott, *Notary Public.*

Commission Expires 7-18-79.

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

the bargainor....., 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 ..... day of ....., 19.....

....., *Notary Public.*

Commission Expires .....

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 .....

Mail to:
Florence Dave
786 Napier Ct. Nashville, TN 37210

WARRANTY DEED

FROM

BEULAH FLOYD

TO

ANDERSON PAUL DAVE and wife

FLORENCE B. DAVE

D 4 1 2 6 6

IDENTIFICATION REFERENCE

MAR 23 8 08 AM '76

FEE

REGISTER
TENN.

BOOK 5007 PAGE 942

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208