THIS INSTRUMENT PREPARED BY Finley W. Harbison, 316 12th Ave. So., Nashville

BOOK 5038 PAGE 944

WARRANTY DEED FORM 20 (REV. 4-69) Ambrose-Nashville

For and in Consideration of the sum of Twelve Thousand, Three Hundred Dollars ($12,300.00) Dollars,

82-4
389
PW

JUN 18 76	CONV	12,300.00			
JUN 18 76	S'TAX		B*	31.98	
JUN 18 76	PR'FEE		B*	.50	
JUN 18 76	W'DEED		B*	6.00	* 38.48

I, Grace Harding Harbison,
have bargained and sold, and by these presents do transfer and convey unto the said

Theodore French and wife Mary French, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, as follows:

Being the Easterly 25 feet of lot No. 1 and the westerly 25 feet of the south 150 feet of Manilla Avenue, in the plan of James Burns Subdiviaion and other Property as of record in Book 421, Page 40, R. O. D. C. Tennessee, as follows ; Beginning on the Northerly margin of Petway Avenue, 25 feet Easterly from the corner of lot No.'s 1 & 2 thence northerly parallel with the line between the said lots 150 feet to the Southerly margin of an alley, thence with the Southerly margin of said alley, Easterly 50 feet to the Easterly margin of a proposed 15 feet alley, thence Southerly parallel with the first line and the said alley 150 feet to the Northerly margin of Petway Avenue, thence with the Northerly margin of said Avenue 50 feet to the beginning.

Being the same property conveyed to Grace Harding Harbison by deed from Lucy Bell Harding of record in Book 4692 Page 925 RODC Tennessee.

This is improved property known as 919 Petway Ave.

Buyer + tax bills
Theodore French
919 Petway Ave.
Nashville, Tenn.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Theodore French & wife Mary French, their heirs and assigns, forever. And I do covenant with the said Theodore French & wife Mary French that I am lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unincumbered.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said Theodore & Mary French Their heirs and assigns, against the lawful claims of all persons whomsoever. A lien is expressly retained upon the property herein conveyed to secure all the deferred payments of purchase money.

Witness my hand, this 26 day of May, 1976

Grace Harding Hopkins

Ruby Lee Hopkins

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC.

BOOK 5036 PAGE 946

STATE OF TENNESSEE COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $12,300.00....., which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Theodore [illegible]
Affiant

Subscribed and sworn to before me, this the 24th day of May 1976

Lafayette Howell
Notary Public

FAYETTE HOWELL NOTARY PUBLIC DAVIDSON COUNTY TENN.

My commission expires Commission Expires Jan. 7, 1978

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE COUNTY

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

the bargainor , with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

D 5451 T IDENTIF. REFERENCE

JUN 18 1 47 PM '76

FEE $ REGISTER DAVIDSON COUNTY, TENN.

HERBERT E. PHILLIPS NOTARY PUBLIC DAVIDSON COUNTY TN

Witness my hand and official seal, at Nashville Tennessee, this 26th day of May, 1976.

My Commission Expires July 17, 1979 Herbert E. Phillips
Notary Public.

STATE OF TENNESSEE, ...COUNTY.

Register's Office, ..., 19....

I, ..., Register of said County, do certify that the foregoing Deed and Certificate are registered in said office, in Book No....., page.....; that they were received....., 19...., at.....o'clock....M., and entered in Note Book ....., Page.....

.....