This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5046 PAGE 739

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| William H. Posey et ux. | Same | 71-15-50 |
| (NAME) 2018 Straightway Avenue | (NAME) | 12DA-19980 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37206 | (STREET ADDRESS) | |
| (CITY) (P. O ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* Three Thousand Three Hundred and no/100 ---------- ($3,300.00) ---------- *Dollars,*

cash in hand paid by William H. Posey and wife, Susie J. Posey, the receipt of which is hereby acknowledged,

We, William Tomlin, Jr. and wife, Ramona Jane Tomlin,

*have this day bargained and sold, and do hereby transfer and convey unto the said* William H. Posey and wife, Susie J. Posey, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being the easterly 40 feet of Lot No. 16 on the Map of Eastmoreland Place, as of record in Book 161, page 170, Register's Office for said County.

Said part of Lot No. 16 fronts 40 feet on the southerly side of Lucille Street and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to William Tomlin, Jr. and wife, Ramona Jane Tomlin, by deed from Nellie M. Copeland, of record in Book 4208, page 562, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } - The actual consideration or value whichever is greater for this transfer is $ 3,300.00

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

Affiant: William H. Posey

My commission expires: 4/21/80 (Affix Seal)

Notary Public: Mary Ewing

NOTARY PUBLIC AT LARGE

This is unimproved ( X ) improved ( ) property, known as ..... (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* William H. Posey and wife, Susie J. Posey, 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.*, except taxes for 1976 which are prorated and assumed by the grantees.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* William H. Posey and wife, Susie J. Posey, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand S this 15th day of July, 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.

William Tomlin, Jr.

Ramona Jane Tomlin

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensey, a Notary Public in and for said County and State, William Tomlin, Jr. and wife, Ramona Jane Tomlin,

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 16th day of July, 19 76

Commission expires 4/21/80

Mary Ensey
Notary Public

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.....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN [illegible] BLDG.
NASHVILLE, TENN. 37201 2-2952

**WARRANTY DEED**

FROM
William Tomlin, Jr. et ux.

TO
William H. Posey et ux.

D 58802

IDENTIF. REFERENCE

Jul 16 3 17 PM '76

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

| | | | | | |
|---|---|---|---|---|---|
| JUL 16 76 | CONV | *3,300.00 | | | |
| JUL 16 76 | S'TAX | | B* | 8.58 | |
| JUL 16 76 | PR'FEE | | B* | .50 | |
| JUL 16 76 | W'DEED | | B* | 4.00 | * 13.08 |

Compliments of

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