Prepared by Richard Manson, Atty. 2701 Jefferson St.

WARRANTY DEED

BOOK 5067 PAGE 747

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John H. Otey Jr. (NAME:)	same (NAME:)	92-6
521 Jefferson St. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	15
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

mail

For and in Consideration of the sum of

Two Thousand Five Hundred ($2,500.00) and 00/100 *DOLLARS*

cash in hand to us paid, the receipt of which is hereby acknowledged

we, Mary Ella Landrum and husband, Julius D. Landrum

have bargained and sold, and by these presents do transfer and convey unto the said John H. Otey Jr.

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

Being Lot No. 28 of Block 16 on the map of George I. Waddey's Subdivision of Blocks 16 and 26 of Midway Plan, as of record in Book 421, page 55, Register's Office for said county.

Said lot No. 28 fronts 50 feet on the easterly side of 31st Avenue North, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Mary Ella Landrum from Roosevelt Covington of record in Book 4759, Page 370, Register's Office Davidson County.

unimproved (X)
This is improved ( ) property, known as ..... (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 John H. Otey Jr.

his *heirs and assigns, forever.*

And we *do covenant with the said* John H. Otey Jr. *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And we, Mary Ella Landrum and husband, Julius D. Landrum *do further covenant and bind* ourselves our *heirs and representatives, to warrant and forever defend the title to the said land to the said* John H. Otey Jr. his *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hand* s *this* 8th *day of* September, *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.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 2,500.00

Affiant

Subscribed and sworn to before me, this the 8th day of September, 19 76

Notary Public

My Commission Expires 4-7-78

Mary Ella Landrum

Julius D. Landrum

BOOK 5067 PAGE 748

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, A. C. Walker, *a Notary Public in and for said County and State,* Mary Ella Landrum and husband Julius D. Landrum

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* 8th *day of* September, *19* 76

A C Walker *Notary Public*

Commission expires 8-30-78

A. C. WALKER NOTARY PUBLIC DAVIDSON COUNTY

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 .....

SEP 13 76 CONV *2,500.00
SEP 13 76 S'TAX B* 6.50
SEP 13 76 PR'FEE B* .50
SEP 13 76 W'DEED B* 4.00 * 11.00

WARRANTY DEED

FROM
Mary Ella Landrum et'vir,
Julius D. Landrum
TO
John H. Otey Jr.

D 67569

IDENTIF. REFERENCE

SEP 13 12 48 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE