This instrument prepared by: JACKSON, TANNER & REYNOLDS, Attys
mail Suite 100, 216 - 3rd Avenue North
Nashville TN 37201

BOOK 5070 PAGE 273

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ina Nixon Kent	Same	16DA-12615
(NAME) 2535 Franklin Road	(NAME)	118-5
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tenn. 37204	(STREET ADDRESS)	40
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

TEN and no/100----------($10.00)-------
cash in hand paid and other good and valuable consideration, *Dollars,*
the receipt of which is hereby acknowledged,

I, Martha Rucker, Executrix of Estate of Essie B. Prather,

have this day bargained and sold, and do hereby transfer and convey unto the said

Ina Nixon Kent

(successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the west 80 feet of Lot No. 16 and the east 13 feet of Lot No. 17 on the Map of the Subdivision of the south part of Dr. L. G. Noel's Property, of record in Book 547, page 105, Register's Office for said County.

Said Lots adjoin and front together 93 feet on the southerly side of Clayton Avenue and run back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Essie B. Prather by deed from Maude M. Cozart, as shown of record in Book 4370, page 295, Register's Office for Davidson County, Tennessee. The said Essie B. Prather is now deceased, and her estate is being administered under Probate No. 60452. This instrument is executed by Martha Rucker, Executrix of the Estate of Essie B. Prather, pursuant to the Last Will and Testament of Essie B. Prather, as shown of record in Will Book 111, page 319, Probate Court of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 16,000.00

Subscribed and sworn to before me, this the 17th day of September 1976

/ Ina Nixon Kent
Affiant

My Commission expires 5-26-80 (Affix Seal)

John K. Kennedy
Notary Public

This is unimproved ( ) improved (X) property, known as 1009 Clayton Avenue, Nashville TN
(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

Ina Nixon Kent

(successors), heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself/my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Ina Nixon Kent

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

Witness my *hand this* 17th *day of* Sept., 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.*

Martha Rucker, Executrix
of the Estate of Essie B. Prather

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Undersigned, a Notary Public in and for said County and State, Martha Rucker, Executrix of Estate of Essie B. Prather,

the within named 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 1st day of Sept, 1976

8/26-80

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.....

WARRANTY DEED

FROM

MARTHA RUCKER, Executrix of Estate of Essie B. To Prather, Deceased

INA NIXON KENT

D 68842

IDENTIF. REFERENCE

SEP 20 3 47 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

SEP 20 76 CONV 16,000.00
SEP 20 76 S'TAX B* 41.60
SEP 20 76 PR'FEE B* .50
SEP 20 76 W'DEED B* 4.00 * 46.10

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