BOOK 5135 PAGE 304

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Irene Samuelson	same	Map 103-4
(NAME) 4206-Idaho Ave.	(NAME)	par 25
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn.	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pd

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) and no/100 - - - - - - *Dollars,*
cash in hand paid by Irene Samuelson and other good and valuable considerations, the receipt of which is hereby acknowledged.

I, Flora Gaddes, a widow,

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

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

Being lot No. 107 of Block No. 5 on the Map of Charlotte Park Company's First Addition, as of record in book 57, page 103, Register's Office for said County.

Said lot No. 107 fronts 50 feet on the north side of Idaho Avenue, formerly 5th. Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to W. J. Gaddes and wife Flora Gaddes by deed from Charles M. Holmes, etal of record in book 4177, page 484, said Register's Office, the said W. J. Gaddes having since died.

Taxes for the year 1977 are prorated and assumed by grantee.

This instrument was prepared by James R. Wyatt, 100 39th. Ave. No. Nashville, Tenn.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 13,750.00

Subscribed and sworn to before me, this the 11TH day of April 1977

Affiant Irene Samuelson

My commission expires: 2-7-79 (Affix Seal)

Notary Public H B Duncan

DUNCAN NOTARY PUBLIC STATE OF TENNESSEE

This is unimproved ( ) improved (X) property, known as 4206 Idaho Avenue (House Number) (Street) Nashville, Tenn. 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 Irene Samuelson

her *(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* Irene Samuelson

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

Witness my *hand this* 11TH *day of* April, 19 77 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Flora Gaddes

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, H. B. Duncan, a Notary Public in and for said County and State, Flora Gaddes

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 11TH day of April, 19 77.

H. B. DUNCAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

H B Duncan
Notary Public

Commission expires 2-7-79

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.....

APR 12 77 CONV 13,750.00
APR 12 77 S'TAX B* 35.62
APR 12 77 PR'FEE B* .50
APR 12 77 M'DEED B* 4.00 * 40.12

WARRANTY DEED

FROM
Flora Gaddes

TO
Irene Samuelson

D 98268

IDENTIF REFERENCE

APR 12 10 27 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631

NASHVILLE, TENNESSEE 37238