Mail

This instrument prepared by Robin Courtney, Attorney, Columbia, Tennessee.

D E E D

Address New Owner:	Tax Bills To:	Map Parcel Numbers:
James A. Choate 705 Buchanan Street Nashville, Tennessee	First Farmers & Merchants Nat'l Bank, Guardian of James A. Choate, 816 S. Garden Street, Columbia, Tennessee 38401	Map 81-8 Par 399 1W-01345

BOOK 5157 PAGE 27

For and in consideration of the assumption by the Grantee herein and his promise to pay the balance of a promissory note in the original amount of Three Thousand Three Hundred Dollars ($3,300.00), which is secured by a conveyance in trust to I. R. Schulman, Trustee, in an Installment Deed of record in Deed Book 4527, Page 444, of the Register's Office of Davidson County, Tennessee, we, EVA MAE HARRIS, IRENE B. LENNOX, MARY DUNN, and JOSEPHINE C. ASHWORTH, being the four surviving children of MARY ANN CHOATE, deceased, have bargained and sold and do by these presents sell, transfer and convey unto JAMES A. CHOATE, his heirs and assigns, our four-fifths undivided interest in and to the following described tract or parcel of land, lying and being in Davidson County, Tennessee, and within the City of Nashville, more fully described as follows, to-wit:

> Being the westerly 40 feet of easterly 120 feet of Lots Nos. 246 and 248 in the North Nashville Real Estate Company's Plan of Lots, as of record in Book 21, Page 105, Register's Office for said County.
>
> Said parts of lots 246 and 248 front 40 feet on the southerly side of Buchanan Street and run back between parallel lines 100 feet to a dead line. Being the same property conveyed to our mother, Mary Ann Choate, by deed of record in Deed Book 4527, Page 444, of the Register's Office of Davidson County, Tennessee. Said Mary Ann Choate died intestate, and the property was inherited by the Grantors herein and the Grantee and his sister, Carolyn Choate, they being the children and only heirs-at-law of our deceased sister.

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances and hereditaments thereunto belonging and pertaining, unto JAMES A. CHOATE, his heirs and assigns, in fee simple forever.

We covenant with JAMES A. CHOATE that we are lawfully seized and possessed of a four-fifths undivided interest in and to the above described tract or parcel of land, have a good and lawful right to sell and convey the same, and that it is unencumbered except for the conveyance in trust to I. R. Schulman of record in Deed Book 4527, Page 444, of the Register's Office of Davidson County, Tennessee, hereinabove referred to; and we do further covenant and bind ourselves, our heirs and personal representatives, to forever warrant and defend the title to said above described property unto the said James A. Choate, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands, on this the 28 day of May, 1974.

Eva Mae Harris
EVA MAE HARRIS

Irene B. Lennox
IRENE B. LENNOX

Mary Dunn
MARY DUNN

Josephine C. Ashworth
JOSEPHINE C. ASHWORTH

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the above County and State, the within named Eva Mae Harris, Irene B. Lennox, and Mary Dunn, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the

BOOK 5157 PAGE 29

purposes therein expressed and contained.

Witness my hand and seal at office in Nashville, Tennessee, this 28th day of May, 1974.

NOTARY PUBLIC

My Commission Expires:
My Commission Expires Aug. 30, 1977

STATE OF KENTUCKY

COUNTY OF JEFFERSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the above County and State, the within named Josephine C. Ashworth, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for thepurposes therein expressed and contained.

Witness my hand and seal at office in Louisville, Kentucky, this 31st day of May, 1974.

NOTARY PUBLIC

My Commission Expires:
9-11-76

STATE OF TENNESSEE: MAURY 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 $7,000.00, which amount is equal to greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn before me this 9th day of June 19 77

NOTARY PUBLIC

My Commission Expires: July 17, 1978

JOINT REFERENCE

JUN 9 9 38 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

CO	3,200.00	MO	
WD		MS	
TD	6.00	ST	8.32
CC		ST	
MR		PF	150
UCC		TOTAL	14.82

E08116