New Owner; Edward C. Dawson
2414 Seifreid Street
City 37208

Warranty Deed

Send Tax Bills to:

Same

BOOK 5163 PAGE 438

NOTICE: This instrument must
(1) Carry U. S. I. Rev. Stamps for the total of cash plus the sum of new lien created. Present rate is 55c for each $500 or fraction thereof;
(2) be presented at County Tax Assessor's Office for transfer on tax books;
(3) be presented at County Court Clerk's Office and State Transfer Tax be paid. Present rate 15c for each $100 of total consideration plus 15c Clerk's Fee;
(4) be filed for record in County Register's Office. Recording Fee, $1.50 including one acknowledgment. Each additional acknowledgment add 25c.

The above is not part of Instrument and is not to be recorded.

TENNESSEE TITLE COMPANY

MAP 81-15
PAR. 314
366 m.p

For and in Consideration of the sum of $1.00

ONE AND.....00/100 DOLLARS

Paid to us by Edward C. Dawson, the receipt of which is hereby acknowledged, I, Hattie Dawson, an unmarried woman

This instrument was prepared by: Attorney J. F. McClellan
941 Jefferson Street, Nashville, Tennessee

I, have bargained and sold, and by these presents do transfer and convey unto the said Edward C. Dawson

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

Land in Davidson County, Tennessee, being Lot No. 43 and the part of Lt. 44 on the Plan of Bransford Realty Company's Re-subdivision of part of Manlove's Addition, as of record in Book 421, page 53, Register's Office for said County.

Said Lot no. 43 fronts 35 feet on the north side of Thompson Street, and runs back between parallel lines, 135.3 feet more or less to an alley. Said east part of Lot No. 44 adjoins Lot No. 43 and fronts 31.8 feet on the north side of Thompson Street and runs back between lines, 135. 3 feet more or less to an alley in the rear, on which is measures 42.4 feet.

Being the same property conveyed to Lem T. Dawson and wife, Hattie Dawson by deed from Juanyta or Juanita N. Dawson Napaleon of record in Book , page , said Register's Office. The said Lem T. Dawson having since died.

Land in Davidson County, Tennessee, being the easterly 34 feet of Lot No. 1 and the westerly 21 feet of Lot No. 2 on the Plan of Bransford Realty Company's Subdivision of part of the Corlew property, as of record in Book 421, page 73, Register's Office for said County.

Said parts of Lots Nos. 1 and 2 front together 55 feet on the southerly side of Thompson Street, and runs back between parallel lines 162 feet, more or less, to an alley.

Being the same property conveyed to Lem T. Dawson, et ux, by deed from Mrs. Capitola Dewan, a widow, of record in Book 3586, page 549, R. O. D. C. Tennessee. The said Lem Dawson having since died.

Being the Easterly Sixteen (16) feet of Lot numbered "Two" (2) and the Westerly thirty four (34) feet of Lot nummbered Three (3) on the map of Bransford Realty Company's Subdivision of part of the Carlew property as of record in Book 421, page 78 of the Register's Office for Davidson County, Tennessee. Said parts of said Lots Nos. 2 and 3 front together fifty on the southerly side of Thompson Street now Knowles Street and runs back between parallel lines 162 feet to an alley.

Being the same property conveyed to Hattie Dawson by deed from Bransford Realty Company, recorded in Book 980, Register's Office Davidson County, Tennessee July 19th, 1935.

This is improved (X) property, known as 1731 Knowles Street, 1729 Knowles Street and 1736 Knowles Street
Nashville, Tennessee 37208.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $8305.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Edward C. Dawson

Sworn to and subscribed before me this 23 day of June 1977

My commission expires: 8/26/80

Notary Public J. F. McClellan

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Edward C. Dawson heirs and assigns, forever.

And we do covenant with the said Edward C. Dawson 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 do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Edward C. Dawson his heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 24th day of June, 19 77

Hattie Dawson

RECORDER'S NOTICE
Legibility of Writing, Typing or Printing Unsatisfactory in the Following Instruments When Received.

STATE OF TENNESSEE,
Davidson County.

Personally appeared before me, Bernice C. Alderson, a Notary Public in and for said County and State, the within named Hattie Dawson

the 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, Tenn. Tennessee, this day of June, 1977

Commission Expires May 2, 1981 Bernice C. Alderson, Notary Public.

Caution to Notary - Please see that your seal is affixed and all blank space is properly filled.

STATE OF _____
_____ County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____ Tennessee this day of 24 / June, 1977

Commission Expires May 2, 1981 Bernice C. Alderson, Notary Public.

Caution to Notary - Please see that your seal is affixed and all blank space is properly filled.

CORPORATE ACKNOWLEDGMENT
(For Use of Corporations Only)

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon { his oath / their several oaths } acknowledged { himself / themselves } to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that { he / they } as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

WITNESS my hand and official seal at office at _____ on this the 2 day of May, 1984

Bernice C. Alderson, Notary Public

My commission expires _____

Caution to Notary - Please see that your seal is affixed and all blank space is properly filled.

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

WARRANTY DEED

FROM

HATTIE DAWSON

TO

EDWARD C. DAWSON

REGISTER'S OFFICE

STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record this _____ day of _____ A. D. 19____

at _____ o'clock _____ M.,

Noted in Book _____ Page _____

Recorded in Book _____ Page _____

Recording Fee $ _____

_____
County Register

By _____
Dept. Reg.

Published by

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Zone Office
LAWYERS TITLE INSURANCE
CORPORATION
of Richmond, Virginia

IDENTIFICATION REFERENCE

E 109948

JUN 24 10 42 AM '77

FELIX A. ZOLLICOFFER
REGISTER
DAVIDSON COUNTY, TENN.

JUN24'77 CONVEYANCE $8,305.00

JUN24'77 S'TAX 21.56

JUN24'77 PAYEE 8.50

JUN24'77 W'DEED 8.00

30.08

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