BOOK 5270 PAGE 564 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16,500.00

Geneva A Greer Maddox
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF March, 1978.

Edward C White
Notary Public

MY COMMISSION EXPIRES: 7-31-78
(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY
Edward C. White, attorney at law, 5203 Charlotte Ave. Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hazel Lee Allen & son (NAME)	Hazel Lee Allen & son. (NAME)	91-15
~~331 53rd Ave. No.~~ (STREET ADDRESS OR ROUTE NUMBER)	~~331 53 Ave. No.~~ (STREET ADDRESS)	51
~~Nashville, Tenn. 37209~~ (CITY) (STATE) (P. O. ZIP)	~~Nashville, Tenn. 37209~~ (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Geneva A Greer Maddox and husband, Nolen Maddox

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hazel Lee Allen and her son Charles E. Allen

HEREINAFTER CALLED THE GRANTEES, THEIR 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 part of Block No. 5 on the Realty Saving Bank and Trust Company's Revised Plan of West Extension of the Charlotte Park Company's Addition to Nashville, as of record in Book 421, page 18, of the Register's Office for Said County, described as follows:

Beginning on the Northerly margin of Elkins Avenue, formerly Second Avenue at a point 310 feet east of the northeast corner of said Avenue and Richland Avenue, said point being 40 feet east of the southeast corner of a part of said lot belonging to Lovell; thence running easterly with the northerly margin of Elkins Avenue 40 feet; thence northerly and parallel with Lovell's East line 150 feet to a dead line; thence westerly parallel with Elkins Avenue 40 feet, thence southerly and parallel with Lovell's east line 150 feet to the point of beginning.

Being the same property conveyed to Genega A. Greer by deed from Ernest D. Williamd of record in Book 4961, page 828, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 5308 Elkin Avenue, Nahhville, Tennessee, 37209
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 25th day of March, 1978

N. G. Maddox Nolen Maddox

Geneva A. Greer Maddox

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Edward C. White, a Notary Public in and for said County and State, the within named GEneva A. Greer Maddox and husband Nolen Maddox

the 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 25th day of March 19 78

Commission expires 7-31-78

Edward C. White
Notary Public

STATE OF TENNESSEE
Davidson County

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 purposes 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 _____ day of _____, 19__

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM Nolen Maddox and wife, Geneva A. Greer Maddox

TO Hazel Lee Allen and Charles E. Allen

E 5 8 5 3 6

IDENTIF. REFERENCE

APR 7 9 14 AM '78

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR-7 78	CONV	16,500.00			
APR-7 78	S'TAX		B*	42.90	
APR-7 78	PR'FEE		B*	.50	
APR-7 78	W'DEED		B*	4.00	* 47.40