BOOK 5274 PAGE 789

78-4-20
FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF April, 19 78

Notary Public

MY COMMISSION EXPIRES: 6/7/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, Attorneys, 908 Fidelity Federal Building, Nashville, TN, 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Annie R. Marlow (NAME)	Veterans Administration (NAME)	18W-13705
509 South 11th Street (STREET ADDRESS OR ROUTE NUMBER)	110 9th Avenue South (STREET ADDRESS)	
Nashville, TN (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37203 (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, LYDA EVANS, A Widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANNIE R. MARLOW

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:

BEING Lot No. 18 on the Plan of Payne, Blakemore and Cummings' Addition to Nashville of record in Book 57, page 70, said Register's Office, described as follows:

SAID Lot No. 18 fronts 50 feet on the easterly side of South 11th Street and extends back 161 feet between parallel lines to a dead line in the rear measuring 50 feet thereon.

BEING the same property conveyed to Lyda Evans by deed from Lloyd E. Best and wife, Mary Aline Best, of record in Book 4097, page 368, said Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

As part of the above consideration, the Grantee(s) herein assume and agree to pay the unpaid balance owing on a certain note executed by the Grantor herein to Administrator of Veterans Affairs in the original principal amount of $7,400.00 of record in Book 3849, page 581, said Register's Office.

This is unimproved ( ) improved (XX) property, known as 509 South 11th Street, Nashville, TN
(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 my hand this 13th day of April, 19 78

Lyda Evans

LYDA EVANS

STATE OF TENNESSEE
Davidson County

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

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, Tennessee, this 13th day of April 19 78

Commission expires MY COMMISSION EXPIRES NOV. 26, 1978 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

FILE

WARRANTY DEED

FROM
LYDA EVANS

TO
ANNIE R. MARLOW

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IDENTIF. REFERENCE

APR 18 3 32 PM '78

FELIX A. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

APR 18 78		CONV	12,750.00			
APR 18 78	S'TAX			B*	33.02	
APR 18 78	PR'FEE			B*	.50	
APR 18 78		W'DEED		B*	4.00	* 37.52

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.