Instrument prepared By:
D. B. HERBERT
Kelley, Herbert & Crawford
Floor, L & C Tower
Ville, Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
91-16-72	Mr/Mrs Milton W.Warren 4407 Elkins Avenue Nashville, TN. 37209	New Owner BOOK 5301 PAGE 120
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
12W-120	4407 Elkins Avenue	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

JUN 20 78	CONV	12,000.00			
JUN 20 78	S'TAX		B*	31.20	
JUN 20 78	PR'FEE		B*	.50	
JUN 20 78	W'DEED		B*	4.00	* 35.70

LAURA S. HOYAL, unmarried
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MILTON W. WARREN and wife, DOROTHY J. WARREN

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 308 of Block No. 14 in Charlotte Park Company's First Addition to Nashville, as of record in Plan Book 57, page 103.

Said lot begins at a point in the south margin of Elkins Avenue (formerly 2nd Avenue), 150 feet west from the southwest corner of Elkins Avenue and Third Street (now, 44th Avenue) and runs thence along the south margin of Elkins Avenue in a westerly direction 50 feet to a point; thence at right angles to Elkins Avenue, in a southerly direction, parallel with 3rd Street, 180 feet to the north margin of a 20 foot alley; thence with the north margin of said alley in an easterly direction 50 feet to Lot No. 306; thence at right angles to said alley, in a northerly direction parallel with 3rd Street, 180 feet to an alley.

Being the same property conveyed to Laura S. Hoyal, by deed from Lula Ella Shirley, as of record in Book 4643, page 65.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except for 1978 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 19th day of June, 1978.

Laura S. Hoyal
Laura S. Hoyal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5301 PAGE 121

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Laura S. Hoyal, unmarried the bargainor(s), 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, the 19th day of June, 1978.

My commission expires: 4-18-82

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), 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 _____, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,000.00

X Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF June, 1978

MY COMMISSION EXPIRES 4-18-82 (AFFIX SEAL) Notary Public

E 72244

WARRANTY DEED

FROM
LAURA S. HOYAL, UNMARRIED

TO
MILTON W. WARREN AND WIFE

T

JUN 20 2 53 PM '78

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public