This instrument Prepared By
DAVID G. HERBERT
Ortale, Kelley, Herbert & Crawford
2300 Third Floor, L & C Tower
Nashville, Tennessee 37219

BOOK 5331 PAGE 427

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
104-11-338	Mr/Mrs John M. Francis	Mr/Mrs John M. Francis 2104 25th Avenue, South Nashville, Tennessee
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
24W-03830	2104 25th Avenue, South	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,

AUG29⁷⁸	CONV	31,000.00			
AUG29⁷⁸	S'TAX		B*	80.60	
AUG29⁷⁸	PR'FEE		B*	.50	
AUG29⁷⁸	W'DEED		B*	4.00	* 85.10

MAE GARDNER MITTWEDE and husband, WILLIAM C. MITTWEDE

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOHN M. FRANCIS and wife, JEAN G. FRANCIS

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. 107 on the Map of the Bransford Realty Co's. Subdivision of the Edgar Jones Home Place, as of record in Book 421, page 7.

Said Lot No. 107 fronts 55 feet on the easterly side of 25th Avenue, South and runs back between parallel lines, 165 feet to an alley.

Being the same property conveyed to Mae Gardner Mittwede, by deed from Jessie E. Tarpley, a widow, as of record in Book 5192, page 689.

The said William C. Mittwede joins in this instrument to convey any right, title and interest he may have in and to the above described property.

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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 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 28 day of August, 19 78

Mae Gardner Mittwede
Mae Gardner Mittwede

William C. Mittwede
William C. Mittwede

BK5331 PG427-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Mae Gardner Mittwede and husband, William C. Mittwede 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, the 28th day of August, 1978.

My commission expires: 7-18-82

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

$ 31,000.00 Amount

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF August 1978

MY COMMISSION EXPIRES: 7-18-82 (AFFIX SEAL) Notary Public

E 8577 6

IDENTIF. REFERENCE

AUG 29 3 45 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

MAE GARDNER MITTWEDE AND HUSBAND

TO

JOHM M. FRANCIS AND WIFE

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