BOOK 5362 PAGE 634

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| James E. Freeman, Trustee | Same | Map 92-12 |
| (NAME) 109 Fairfax Avenue | (NAME) | Par. 123 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37203 | (STREET ADDRESS) Same | Map 92-12 Par. 124 |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* TEN AND NO/100 ($10.00)----------

---------- *Dollars,*
cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, A. C. MIFFLIN, III,

*have this day bargained and sold, and do hereby transfer and convey unto the said* JAMES E. FREEMAN, TRUSTEE,
with full power to sell, transfer, convey and encumber without the joinder of any beneficiary, his *(successors),* ~~XXX~~ *and assigns,*
*certain real estate in Davidson County, Tennessee, as follows:*

Being Lots No. 306 and 307 on the Plan of Boyd Home Tract, as of record in Book 21, page 39, Register's Office for said County.

Said lots adjoin and front together 100 feet on the southerly side of Patterson Street and run back between parallel lines 170 feet to an alley.

Being the same property conveyed to A. C. Mifflin, III, by deed from E. N. Hester and wife, Peggy Hester, of record in Book 5183, page 97, Register's Office for Davidson County, Tennessee.

Ann W. Mifflin, wife of the said A. C. Mifflin, III, joins in this conveyance for the purpose of conveying and releasing any rights which she might have in the property by reason of the marital status.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 53,000.00

Subscribed and sworn to before me, this the 8th day of November, 19 78

Affiant J. R. Schulman

My commission expires: (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as (House Number) Patterson Street (Street) P. O. Address: (City or Town) Nashville, Tennessee

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said* JAMES E. FREEMAN, TRUSTEE, with full power to sell, transfer, convey and encumber, without the joinder of any beneficiary, his *(successors),* *heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* JAMES E. FREEMAN, TRUSTEE, his *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* s *this* 8th *day of* November, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

A. C. Mifflin, III

Ann W. Mifflin

P. O. Box 2[illegible]
Nashville, Tenn. 3[illegible]

BOOK 5362 PAGE 635

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Ann W. Smith, *a Notary Public in and for said County and State,* A. C. Mifflin, III and wife, Ann W. Mifflin,

*the within named bargainorS..., 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* 8th *day of* November, *19* 78

Ann W. Smith *Notary Public*

*Commission expires* 6-2-81

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Before me,* ....., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ....self *to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ....he *as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ....self *as* .....

*Witness my hand and seal, at office in* ....., *this* ....day *of* ....., *19* .....

..... *Notary Public*

*Commission expires* .....

**WARRANTY DEED**

FROM

A. C. Mifflin, III

TO

James E. Freeman, Trustee

NOV 10 78 CONV 53,000.00

NOV 10 78 S'TAX D* 137.80

NOV 10 78 PR'FEE B* .50

NOV 10 78 W'DEED B* 4.00 * 142.30

E 99634

IDENTIF. REFERENCE

Nov 10 3 05 PM '78

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238