BOOK 5372 PAGE 797

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ethel F. Michaels	Same	Map 104-11
(NAME)	(NAME)	
2618 Barton Avenue		Parcel 163
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37212		24W07165
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of one and 00/100 ($1.00) *Dollars,*

cash in hand paid, receipt of which is hereby acknowledged, and in further consideration of the love and affection I have for the hereinafter-named Grantee,

I, Jessie Emily Michaels, a widow,

have this day bargained and sold, and do hereby transfer and convey unto the said Ethel F. Michaels, her heirs and assigns, an undivided one-half (½) interest in and to certain real estate in Davidson County, Tennessee, as follows ~~(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:~~

Being Lot No. 31 on the Plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place as of record in Book 421, page 7, Register's Office for said County.

Said Lot No. 31 fronts 60 feet on the northerly side of Barton Avenue and runs back between parallel lines 185 feet to an alley.

Being the same property conveyed to Aaron Michaels and wife, Jessie Emily Michaels, by deed from Roy Whitaker, Trustee, of record in Book 1450, page 278, said Register's Office, The said Aaron Michaels has since died.

STATE OF TENNESSEE, COUNTY OF DAVIDSON. The actual consideration or value whichever is greater, for this transfer is $12,500.00

Subscribed and sworn to before me, this the 7th day of December, 19 78

Affiant Ethel F. Michaels

My commission expires: 11-7-79 (Affix Seal)

Notary Public Edward A. Kelly, Jr.

This is improved (X) unimproved property, known as 2618 Barton Avenue, Nashville, TN. 37212 (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Ethel F. Michaels, her (successors), *heirs and assigns forever.* I covenant that that I *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*, except as of record.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Ethel F. Michaels, her (successors), *heirs and assigns, against the lawful claims of all persons.*

Witness my hand this 7th day of December, 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.*

Jessie Emily Michaels

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Jessie Emily Michaels

the within named 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* 7th *day of* December, *19* 78

Edward S. [illegible] Notary Public

Commission expires 11-7-79

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

Jessie Emily Michaels

TO

Ethel F. Michaels

This instrument prepared by:

JACOBS & KELLY
Attorneys at Law
6202 Charlotte Avenue
Nashville, Tennessee 37209

DEC-8 78	CONV	12,500.00			
DEC-8 78 S'TAX			B*	32.50	
DEC-8 78 PR'FEE			B*	.50	
DEC-8 78	W'DEED		B*	4.00	* 37.00

F 0 4 1 0 1

IDENTIF. REFERENCE

DEC 8 8 33 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

Phone 255-4631
NASHVILLE, TENNESSEE 37238